

## 7b. Interested Party Comments

September 27, 2017

Regarding 2211 Longest Ave, Louisville KY

To Whom It May Concern,

Re: Mr. Payne's claim that 2211 Longest Ave. is his primary residence.

Our house is at 1289 Everett Ave and our back yard and that of 2211 Longest abut. We have a screened in porch on which we spend considerable time and our garage in the back means we are frequently in the back yard. Because of this close proximity and decks that are only 10 yards apart, we do not believe that Mr. Payne uses 2211 Longest as his primary residence. For that to be the case one would expect he actually live, sleep and eat their on a regular basis, I.e. In the past 20 years, we have interacted with every other resident at 2211, this even occurred when it was a long-term rental with four young men who worked at a restaurant on Bardstown Road and had an unusually schedule.

In contrast, we have never seen Mr. Payne to interact with him.

Mr. Payne's claim that he lives at 2211 Longest is a total fiction. He rented 2211 Longest and immediately opened it as a short term commercial rental on various WEB sites. We have never seen Mr. Payne use the backyard, he has never been present to even say "hello" to, which is odd in general. It is particularly odd for someone who is seeking political office, which is indicated on his car door and on his facebook page.

When the City stopped his commercial rental operation at 2211 Longest and brought into question whether this was his primary residence, he has parked his car on the street all day. On many days, he arrives to visit the house, move his car and leave again. Prior to the city's order, his car was rarely present (it's easy to spot because he has large decals advertising his candidacy for the Senate).

Even though he "visits" the house, there is no evidence of using it as a primary residence. Most nights a subset of lights appear to be on a timer. They come on at the same time, they are on all night and the lighting pattern never changes. We know this because one of us is an insomniac and frequently up at odd hours of the night.

Mr. Payne is clearly operating this property solely as a short-term rental business. We have not seen a shred of evidence that he lives there on a regular basis.



Maureen McCall

Ronald Gregg  
Maureen McCall  
1289 Everett Ave  
Louisville, KY 40204

Rggreg02@gmail.com





Comments of Neighbors of 2211 Longest Avenue

tonight or tomorrow  
Morning, y  
you can!!

We live in the 2200 block of Longest Ave. The white Porsche Cayenne with the <sup>large</sup> ✓ Chris Payne for US Senate <sup>PLACARD</sup> ✓ is a very unique and noticeable car.

It was rarely seen on the block until the last month or so. Parking is not a problem on the block so someone residing would be able to park close to their residence.

The Air BNB site lists the house as 3 bedrooms and sleeps 12. The Louisville ordinance allows the max occupancy to be 2x the bedrooms plus 4. Thus 10 should be the maximum occupancy. Having toured the house when it was for sale, the loft should not be used as an extra sleeping area since it has no means of secondary egress. This puts occupants and fire fighters (or other emergency responders) at an undue risk if a fire occurs.

When large parties of guests stay at the "Bourbon Lodge + loft" Air BNB, on weekends, they are very noticeable by the extra noise after 11:00 PM. We don't mind an extra room in a house being used for an Air BNB, but the whole house is being used as a party destination. This further reinforces our opinion that no one uses the house as a primary residence.

Willie Harshaw  
2202 Longest Ave

40204



## Comments of Neighbors of 2211 Longest Avenue

There is no doubt in my mind that Mr. Payne has not made 2211 Longest his primary residence. There are too many people coming and going over there.

I believe he is running some kind of flop house or renting it possibly to people on the "Bourbon Trail".

It is often very loud and noisy

Sincerely,  
Marnie Droppelman  
1300 Willow Ave  
(Willow at Longest)



Comments of Neighbors of 2211 Longest Avenue

From: Maureen Bearden  
1291 Everett Avenue 40204

To: Board of Zoning Adjustment

My rear yard abutts the rear yard of 2211 Longest Ave.  
I am a retired senior citizen and am at home  
full time.

I do not consider Christopher N. Payne as  
residing primarily in 2211, a house he has  
rented since Feb. 2017. Even with the  
many Airbnb rentals since March 2017, he  
rarely visited, once the house was  
set up.

Since his July 26, 2017 letter from Design  
& Planning, he has erratically been at 2211.

In no way do I believe Payne is the  
primary resident of 2211.

M Bearden



tonight or tomorrow  
if possible!  
©

## Comments of Neighbors of 2211 Longest Avenue

Maureen,

Chris and I bought our house in February 2017 and after some renovations, moved in on August 8. Between February and August, we were at the house on a daily basis. I very rarely saw Chris' vehicle at the house. As we've been living here full-time, we have seen his car parked out front, but only seen him a few times, never leaving in the morning.

In reading over his appeal application, he does not present his lease agreement proving his residence. He does provide a water bill that is suspiciously low, as I own a home I haven't lived in for over a month and my bill is over \$100. Also, the owners mortgage agreement states <sup>(see second home rider, page 24 of Appeal)</sup> that the mortgage is for a second home which should only be used by the owner. If you look at Mr. Payne's Facebook account, you will see a post from January 31, 2017 stating "Just got the key! House #5! Highlands. Shoutout to my realtor Jon Blanton for finding this INSANE deal for me! It didn't even hit the market." If he has 5 houses, which is his permanent residence?

Also, on more than one occasion since August 8 there have been renters, one seemed to be a group of guys who were flying a drone around the neighborhood, the other was a group of Clemson fans from Ohio. Chris' car was spotted during these instances, but he was not.

I hope this helps.

Smith Rodest  
Chris Owen  
owners of  
2204 Longest



## Comments of Neighbors of 2211 Longest Avenue

I DON'T THINK MR. PAYNE LIVES AT 2211 LONGEST.  
SINCE JULY 26<sup>th</sup> HE HAS PARKED HIS CAR  
IN THE STREET BUT I HAVE SEEN  
HIM MANY TIMES DROPPING IT OFF AT  
NIGHT & RIDE AWAY IN ANOTHER CAR.  
HE THEN RETURNS THE NEXT DAY.

CURTIS MEINERS (NEXT DOOR NEIGHBOR)



10-04-03-500-997.000-005

Payne Christopher N

3188 RED BARN LOOP

510, 1 Family Dwell - Platted Lot

05 ARMSTRONG VILLAGE/ 1/2

General Information

Parcel Number  
10-04-03-500-997.000-005  
Local Parcel Number  
04-00138-010-1

Tax ID:

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2016

Location Information

County  
Clark  
Township  
JEFFERSONVILLE TOWNSHIP  
District 005 (Local 004)  
JEFFERSONVILLE TWP-OFW  
School Corp 1010  
GREATER CLARK COUNTY  
Neighborhood 10045025  
05 ARMSTRONG VILLAGE  
Section/Plat  
Location Address (1)  
3188 RED BARN LOOP  
JEFFERSONVILLE, IN 47130

Ownership

Payne Christopher N  
3188 Red Barn Loop  
Jeffersonville, IN 47130

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
12/17/2015	Payne Christopher N	201522423	WR	/	\$0
12/17/2015	Payne Christopher N	201522423	WR	/	\$129,000
09/03/2014	Pulte Homes of Ohio LLC	201414994	CW	/	\$0
02/14/2004	DOMINION HOMES OF KY		WD	2005/449	\$0
02/13/2004	HOMES MARY G ARMST		WD	2005/438	\$0
07/28/2000	ARMSTRONG MARY G. -T		WD	/	\$0

Notes

12/23/2015 GENERAL : SOLD FOR 129,000 ON 12-1-15 VALID SALE (LG)  
10/30/2015 GENERAL : BUILDING PERMIT (16-17) ADDED DWELLING AT 100% COMPLETE. BL & HD  
2/6/2015 GENERAL : 15-16 BLDG PERMIT-SFBL-ADDED HOMESITE-DWELLING ONLY 14% AS IF MARCH 1, 2015-RECHECK 16-17 FOR COMPLETION

11/21/2014 : REASSESSMENT NO CHANGE BL KH

Residential

Valuation Records (Work In Progress values are not certified values and are subject to change)

2016	2016	2015
WIP	Assessment Year	GenReval
02/24/2016	Reason For Change	05/12/2016
Indiana Cost Mod	As Of Date	05/26/2015
1.0000	Valuation Method	Indiana Cost Mod
	Equalization Factor	1.0000
	Notice Required	
	Land	
	Land Res (1)	\$27,800
	Land Non Res (2)	\$0
	Land Non Res (3)	\$0
	Improvement	
	Imp Res (1)	\$107,800
	Imp Non Res (2)	\$0
	Imp Non Res (3)	\$0
	Total	\$135,600
	Total Res (1)	\$27,800
	Total Non Res (2)	\$0
	Total Non Res (3)	\$0
	Total	\$27,800

Land Data (Standard Depth: Res 100', CI 100')

Land Pricing Soil	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market	Value
Type Method ID	Front.								
F F	0	45x111.52	1.03	\$600	\$618	\$27,810	0%	100%	\$27,810

Land Computations

Calculated Acreage	0.12
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$27,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,800

Market Model  
N/A

Characteristics

Topography  
Flood Hazard  
Level  
Public Utilities  
Water, Gas, Electricity  
Streets or Roads  
Paved  
Neighborhood Life Cycle Stage  
Static

Printed Monday, May 30, 2016

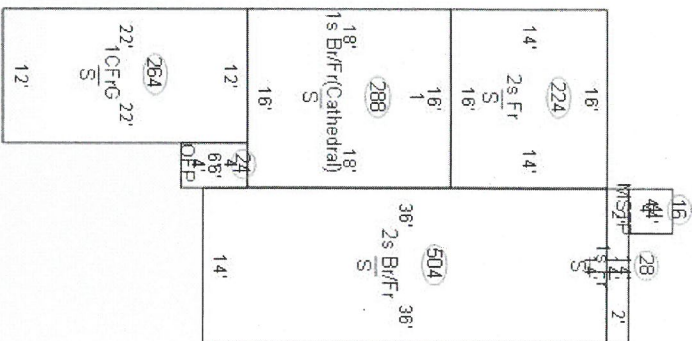
Data Source Permit

Collector 01/29/2015

Butch

Appraiser

General Information		Plumbing	
Occupancy Description	Single-Family		# TF
Story Height	Single-Family 2	Full Bath	2 6
Style	N/A	Half Bath	1 2
Finished Area	1772 sqft	Kitchen Sinks	1 1
Make		Water Heaters	1 1
		Add Fixtures	0 0
		Total	5 10
Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	4
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	
Wall Finish		Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal		
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt		
	<input type="checkbox"/> Other		
Exterior Features		Area	Value
		24	\$2,400
		16	\$1,300
Description			
Porch, Open Frame			
Stoop, Masonry			



Specialty Plumbing	
Description	Count Value

Summary of Improvements																			
Description	Res Eligib	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	Base Rate	LCM Rate	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mkt	Improv Value
1: Single-Family	100%	2	2/6 Masonry	C	2016	2016	0 A		0.90			\$117,180	0%	\$117,180	0%	100%	0.92	1.0000	\$107,800

Cost Ladder			
			Totals
Floor Constr	Base	Finish	Value
1	92	1044	1044
2	92	728	728
3			\$32,500
4			
1/4			
1/2			
3/4			
Attic			
Bsmt			
Crawl			
Slab	1308	0	\$0
		Total Base	\$109,800
Adjustments	1 Row Type Adj.	x 1.00	\$109,800
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1044 2:728	\$3,700
No Elec (-)			\$0
Plumbing (+ / -)		10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)			\$0
Elevator (+)			\$0





Chie  
Payne's  
car

September 11, 2017 at 1:07 pm  
3188 Red Barn Loop, Jeffersonville, IN 47130