



WHITFORD & NEUHAUSER, PLLC

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June 12, 2018

Beth Jones
Board of Zoning Adjustment
VIA E-MAIL TO: beth.jones@louisvilleky.gov

RE: Case No. 18CUP 1047
834 Franklin Street

Dear Ms. Jones:

Please accept this letter as my public comment regarding the requested zone variance for the Airbnb currently operating at 834 Franklin Street.

My name is John Nelson, and I am the husband of Ashley Nelson, the owner of 840 Franklin Street. She has owned the home for over twenty years. Despite the gap in numbers, there is only one house between 834 and 840 Franklin Street, with a total distance between the two buildings of less than 60 feet.

It should be noted that this location is being explicitly marketed on the Airbnb website as lodging for groups up to 12 people. From all indications, the marketing has been successful. It is common for the location to be occupied by relatively large groups, often enjoying themselves outside well into the evening. Loudly. Usually, bolstered by alcohol. It is not an exaggeration to state that the location has become a nuisance, and interferes with our quiet enjoyment of my wife's home. Moreover, the increased number of cars caused by operating this location as group home has made an already difficult parking situation (since only on-the-street parking is available) in the neighborhood much worse.

This is not a home in which the owner is allowing one or two people occupy one the rooms in his or her home. This is a commercial enterprise which has been launched in the middle of a neighborhood, to the detriment of the neighbors.

I respectfully ask that any request for a zoning variance to allow the operation of this facility be denied.

Very truly yours,

John P. Nelson II