

Friday July 20, 2018

To the Adjoining Property Owners, Neighborhood Group representatives expressing an interest in this area and Metro Councilperson for 8th Council District.

Lisa Szot plans to submit a development proposal to request a zoning change for 1405 Morton Ave. Lisa intends to apply for a Conditional Use Permit for a Short Term Rental. The property was used by the previous owner as a Short Term Rental for several years and this will be a continuation under new ownership.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be formally filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the Lisa Szot. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment. The meeting to discuss this development proposal will be held on:

Monday August 6, 2018 at 5:30 p.m. at 1405 Morton Ave

At this meeting, Lisa Szot will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Thank you,

Lisa Szot  
1405 Morton Ave  
Louisville, KY 40204

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AUG 17 2018  
PLANNING AND  
DESIGN SERVICES



Monday, August 6, 2018

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AUG 17 2018

DESIGN SERVICES

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AUG 23 2018

## PLANNING &

DESIGN SERVICES		Date:	08/06/2018
<b>Description:</b>	Neighbors meeting regarding Conditional Use Permit application for 1405 Morton Ave, Louisville, KY 40204.	<b>Start Time:</b>	5:30 pm
		<b>End Time:</b>	6:30 pm
		<b>Location:</b>	1405 Morton Ave
<b>Purpose:</b>	Discuss neighbor questions and concerns related to the proposed short-term rental property		
<b>Meeting Organizers:</b>	Lisa Szot and TJ Szot, owners of 1405 Morton Ave		
<b>Attendees:</b>	See attached sign in list		
<b>DISCUSSION</b>			
<p>Neighbors raised concerns about short-term rental, including, but not limited to:</p> <ul style="list-style-type: none"><li>➤ Owners' ability to oversee the unit from out of state</li><li>➤ Noise levels in the late evenings and overnight</li><li>➤ Number of occupants allowed – prior owner rented to very large groups, which typically led to more noise and complaints</li><li>➤ Type of people that might rent the short-term unit</li><li>➤ Parking issues due to limited street parking during school hours and school events</li><li>➤ Degradation of the sense of community in the neighborhood</li><li>➤ Neighbors raised the possibility writing a quitclaim deed to the property so that the CUP does not remain at the property if we choose to sell it.</li></ul> <p>Additional concerns were raised about existing long-term tenants, including, but not limited to:</p> <ul style="list-style-type: none"><li>➤ Excessive noise in the late evenings and overnight<ul style="list-style-type: none"><li>▪ Tenant has been non-responsive to neighbors requests to keep noise levels down</li><li>▪ Prior owner was also non-responsive or combative</li><li>▪ Police have responded in the past but they no longer even respond, just saying it's a domestic issue or a disagreement between neighbors</li></ul></li><li>➤ Sex and sexual acts in the back yard, sometimes with the gate open</li><li>➤ Trash left in alley</li><li>➤ Unsafe use of fire pit</li></ul> <p>Owners provided the following assurances:</p> <ul style="list-style-type: none"><li>➤ Owners will be working with a local property management company that exclusively manages short-term rentals.</li><li>➤ Owners stipulated that house rules (which are shared on every rental platform) will stipulate that the use of the outdoor space is prohibited between 9 p.m. and 6 a.m. in order to mitigate noise concerns for neighbors.</li><li>➤ The unit will be marketed with a four occupant maximum, and this will also be part of the house rules.</li><li>➤ Owners and property management team will screen guests for prior negative experiences on rental platforms, and will not hesitate to ask guests to leave if house rules are violated.</li><li>➤ Parking regulations will be addressed in owners' house rules, specifically cautioning guests to avoid parking in front of neighborhood driveways.</li><li>➤ Owners take seriously these issues with the long-term tenants and will address directly with tenants and will remove trash from alley.</li><li>➤ Owners provided email address and phone number to attendees, inviting them to contact owners about any or all concerns related to short-term guests or long-term tenants.</li><li>➤ Owners will work with police and ask them to respond to neighbor complaints.</li><li>➤ Owners asked the neighbors for non-profits in Louisville &amp; specifically The Highlands, so that owners may give back to the neighborhood.</li></ul>			

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