

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
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John C. Talbott
Mobile: 741-8783
Email: JOHN@BARDLAW.NET

January 21, 2019

RE: Proposed Conditional Use Permit to allow a short-term rental on property located at 2073 Douglass Blvd.

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with our Conditional Use Permit application to allow a short-term rental to be located as above.

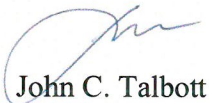
Accordingly, we have filed a pre-application for review on Monday, December 10th with the Division of Planning and Design Services (DPDS) that has been assigned case number **18CUP1200** and Jon Crumbie is the DPDS case manager. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Monday, February 4th at 7:00 p.m.** at **St. Andrew's Episcopal Church** located at **2233 Woodbourne Avenue in Collins Hall**. *(From the parking lot, enter through the covered walkway. At the top of the stairs there will be the stage-end entrance to Collins Hall. Also, there is a handicap entrance on Ellerbe Ave. through the double doors located in the middle of the building. Either take the stairs and turn right to Collins Hall or take the elevator, turn right after exiting the elevator and turn right again to enter Collins Hall.)*

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688.

We look forward to seeing you.

Sincerely,



John C. Talbott

Cc: Hon. Brandon Coan, Councilman, District 8
Jon Crumbie, case manager with Division of Planning & Design Services
Eric Carrico, applicant

Developer's Neighborhood Meeting

<i>Meeting Date and Time</i>	<i>Developer's Name</i>
Monday Feb. 4, 2019 @ 7:00 pm	Katie Louise, LLC c/o Eric Carrico

Location of Meeting
St. Andrew's Episcopal Church, 2233 Woodbourne Ave., Louisville, KY 40220 (Collins Hall)

<i>Description of Proposal</i>	Conditional Use Permit to allow short-term rentals

Subject Site Location 2073 Douglass Blvd., Louisville, KY

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	EMAIL ADDRESS
<i>PLEASE PRINT CLEARLY</i>			

[illegible]

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, February 4th at 7:00 p.m. at St. Andrew's Episcopal Church located at 2233 Woodbourne Avenue in Collins Hall. Those in attendance included the applicant's representatives, John C. Talbott, attorney with Bardenwerper, Talbott & Roberts, and the applicant, Eric Carrico.

The meeting was exceedingly short. Three immediate neighbors attended the meeting. The neighbors had no concerns at all about the application once they understood that there was not going to be any change in ownership or management of the property. This property has been operated as a short term rental and the application is being made to bring it in compliance with the current Metro Louisville ordinances and regulations. The neighbor attendees expressed their delight with the current use, even stating that the current use is quieter than the prior owners who owned the property.

The applicant, Mr. Carrico, explained that the rules that all tenants have to submit to includes that there is no outside noise after 10:00 pm. The "house rules" were shown to the attendees which emphasize the noise restrictions and other various rules, such as limitation on guest, no overnight guests, no parties, etc.

One of the attendees expressed that she would write a letter in support of the project.

Neighborhood Meeting – February 4, 2019

Docket No. 18CUP1200

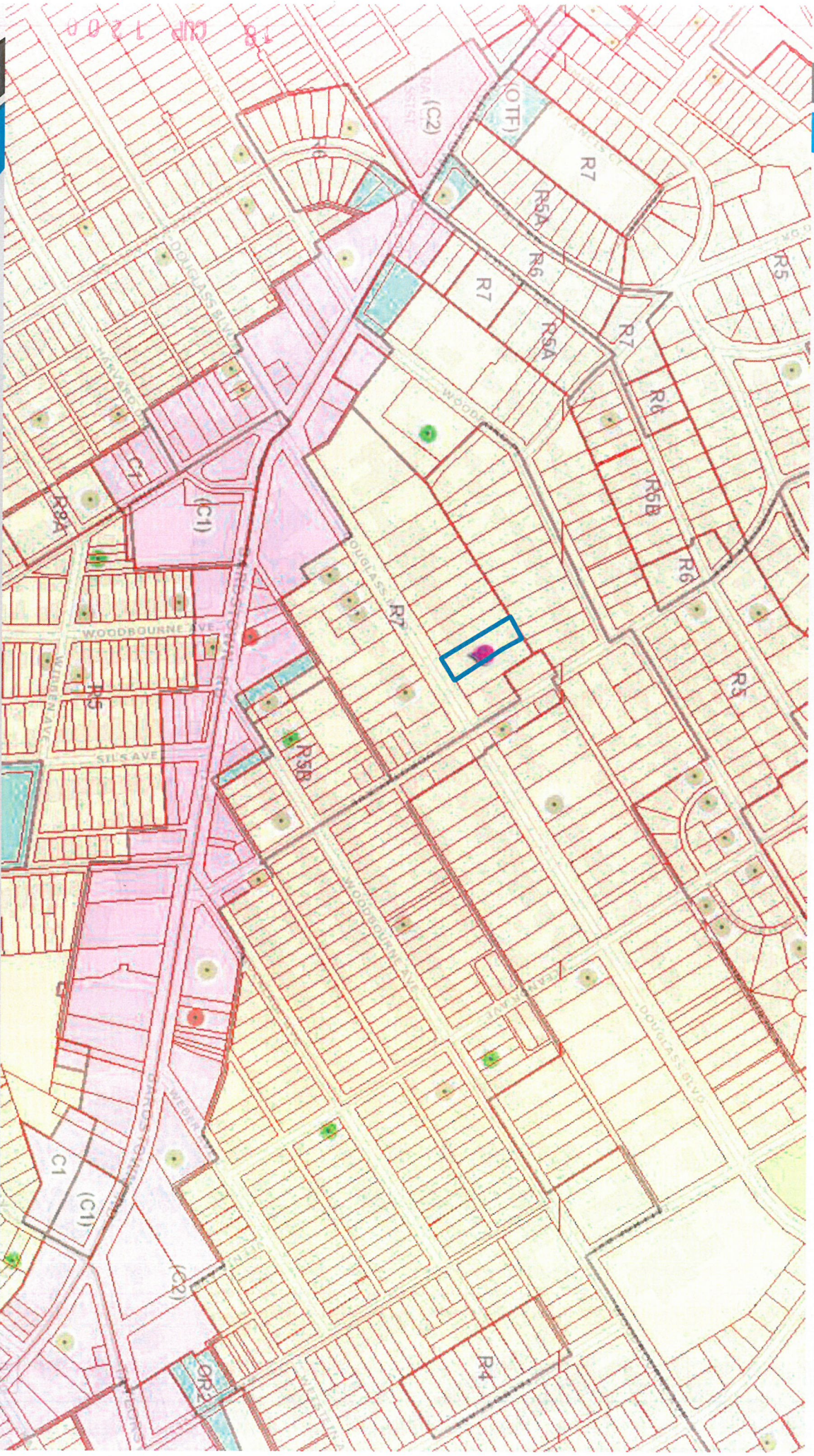
(Jon Crumbie, DPDS Case manager)

Conditional Use Permit (CUP) to allow a
Short Term Rental on property located at
2073 Douglass Blvd.

Applicant: Katie Louise, LLC c/o Eric Carrico

Attorney: Bardenwerper Talbott & Roberts, PLLC

18 CUP 1200





CUP 1200

Untitled Map

Write a description for your map.

Douglass Blvd.

Site

2073 Douglass Blvd

Legend

2073 Douglass Blvd

Google Earth

© 2018 Google

70 ft



Pictures of the residence

18 CUP 1200



2073 Douglass Blvd
Louisville, Kentucky

Google

Street View - Sep 2017

Site



Google

2073 Doug
Havana Rumba
Bardstown Rd
CUP 1 2000

2066 Douglass Blvd
Louisville, Kentucky
Google
Street View - Sep 2017

Site

Google







78 CUP 1.20.0

Pictures of surrounding area











18 CUP 1200



FOR RENT
RMC
ROBERT MASSEY
439-7000



18 CUP 12 00

SHORT TERM RENTAL REQUIREMENTS

- 29 day maximum stay
- Only one (1) short term contract at a time
- Tenant limit: Twice number of rooms + 4
- Dwelling unit shall be single family residence, duplex or condo unit
- No Food or Alcohol served.
- No outdoor signs
- Sufficient parking determined by BOZA
- Must satisfy all other Metro ordinances

2073 DOUGLASS BLVD RENTAL HOUSE RULES

Complying with these House Rules is a requirement of the rental agreement and required for use of the property. Failure to adhere to the House Rules below will result in penalties such as deductions from the security deposit. Check in as at 5 pm unless otherwise arranged in advance, check out is promptly at 11 am unless arranged in advance.

Illegal drugs, activities and noise nuisances are not allowed, tolerated or permissible anywhere on the property. Police will be notified immediately of any suspicious activity or nuisances that occur. If an individual (or group) has been found by the authorities to conduct something illegal or be a nuisance on the property, we will do everything we can legally to ensure that that individual receives the maximum penalty allowed under the law.



1. GENERAL REQUIREMENTS

- a) All Guests (and any Visitors) must comply with all House Rules and any other instructions from the Property Manager – (Kristen Carrico, Eric Carrico or their designated agent during their stay; Airbnb Representatives, Homeaway, VRBO, or other booking agency personnel).
- b) Guests must notify the Property Manager of any disputes or complaints from neighbors as soon as reasonably practicable.



2. NOISE

AND THE NEIGHBORHOOD

a)

Guests are fully responsible for the safety and security of their children at all times, as well as any disturbance caused to other residents in the Neighborhood;

b) Guests and Visitors must keep noise to a minimum as not to

disturb the occupants of neighboring properties – especially during nighttime hours outside the (e.g. 10pm – 8am) unit, including upon arrival and departure; **The back deck is not be used after 10 pm. The neighbors will file a complaint with the authorities immediately without warning.**

c) **Excessive noise is prohibited at all times** and may result in termination of the rental agreement, eviction, loss of rental paid and extra charges which may be deducted from the Security Deposit;



3. VISITORS

- a) Guests are allowed a maximum of two individuals (+2) more than the total number of people who are booked in the rental agreement at any one time during their stay. (Example. 8 people booked will allow no more than 10 people total at one time in the unit) IF the number of guests will exceed this amount, arrangements and notifications must be made ahead of time. Guests are responsible for ensuring maximum of two visitors are not exceeded; and that all visitors are complicit with these House Rules.

Overnight Visitors are not allowed



4. FUNCTIONS

- a) **Parties, small, or large gatherings of any kind are strictly prohibited at 2073 Douglass Blvd unless specifically arranged ahead of time** and documented in writing before the rental agreement begins. Any gathering arranged ahead of time must also comply with other rules set regarding Noise, the Neighborhood and Visitor numbers.



5. PARKING

- a) Guests and any Visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbors and other vehicles; and
- b) Parking arrangements are as follows:
- Rear Building Parking Stalls up to 3 cars
 - Extended driveway from front to back of building up to 6 cars
 - Street parking along Douglass Blvd. Unlimited.



6. GARBAGE

- a) Guests and their Visitors are to dispose of Garbage in accordance with the usual practice at the Vacation Rental (as set out below) excess rubbish must not be left in public or common areas; and
- b) Garbage drop area arrangements are as follows: Located in the rear of the building, 3 large black trash cans. Place all trash in can or in the general area of the cans.



7. SECURITY

- a) Anytime Guests leave 2073 Douglass Blvd, it is their responsibility to ensure all windows and doors are closed/locked to maintain security and prevent rain and water damage.
- b) Guests must switch off lights, fans, electronics such as televisions when not in use to promote energy saving. It is not permitted to leave the windows open on when Guests are absent from the Vacation Rental.



9. BALCONY AND DECK AREAS

- a) Guests must supervise children at all times when using the Deck and Balcony areas.
- b) Specific Deck and Balcony rules are as follows:
 - NO USE AFTER 10 PM
 - QUIET HOURS FROM 10 PM UNTIL 8 PM
 - DO NOT DISTURB THE NEIGHBORS



10. SMOKING

- a) SMOKING / VAPING IS NOT ALLOWED ON THE PROPERTY IF Cigarette butts are found on the property (i.e. around the deck) and not thrown on property grounds. Failure to do so will result in a deduction from the security deposit.



11. PETS

- a) Pets ☐ are ~~not~~ permitted.



12. BARBECUE

TO BE USED AT YOUR OWN RISK
PLEASE CLEAN AFTER USE





13. DAMAGES AND BREAKAGES

- a) All Damages and Breakages must be reported to the Property Manager as soon as reasonably practicable. Failure to report them will likely result in a penalty deduction from the security deposit.
And;
- b) To avoid Damages and Breakages, no furniture is to be moved from one room to another without prior agreement. Also;
- c) No bathroom towels are to be removed from the property.
Separate gray make-up towels are provided for the purpose to avoid damaging white towels and linens.



14. CHECK-OUT ARRANGEMENTS

- a) Rules for key handover, security, cleaning, garbage, etc. are as follows: 11 am following day departure is strictly enforced without prior arrangements.



15. EMERGENCY CONTACT DETAILS

- a) In the event of an emergency relating to the Vacation Rental, your emergency contact is:



ERIC CARRICO



502-415-8529

CUP 1200



16. COMPLIANCE

- a) Breach of any of these House Rules is a breach of the Terms and Conditions of occupancy as per the Rental Agreement and policies set forth in the reservation.

The Owner/ Property Manager reserve the right to terminate permission to occupy and to evict from the Vacation Rental, any Guests or Visitors who refuse to follow these House Rules or who cause a nuisance to neighbors or other residents of the community.

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