



OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

October 30, 2019

Brandon Farmer
14005 Broadripple Place
Louisville, KY 40299

Re: 19-NONCONFORM-0020
1894 Douglass Blvd.
Louisville, KY 40205

This letter will serve notice that nonconforming use rights for a two-family dwelling (duplex) have been established for the property known as 1894 Douglass Blvd. The subject property lies within the R-5 Single-Family Residential Zoning District, which does not permit two family dwellings. This decision is based upon information provided in the application and Develop Louisville files.

The property owner is advised that changes to the use of property could result in a loss of any nonconforming rights that exist.

Copies of this letter will be sent to adjacent property owners.

Staff's conclusion can be appealed to the Louisville Metro Board of Zoning Adjustment pursuant to Kentucky Revised Statutes, Section 100.257 within 30 days of receipt of letter.

The statement must be recorded in the chain of title, "Miscellaneous Book" in the Office of the Clerk of Jefferson County, Kentucky, to put others on notice of the establishment of nonconforming use.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris French".

Chris French
Planning & Design Supervisor

LOUISVILLE FORWARD

www.louisvilleky.gov

METRO DEVELOPMENT CENTER 444 S. FIFTH STREET, STE 300, LOUISVILLE, KENTUCKY 40202 502.574.6230 FAX 502.574.8129

Letter of explanation for 1894 Douglass Blvd

Owner David Bischof is a real estate broker with 40+ years experience operating in Louisville, KY.

Dwelling currently has two units. Non-conforming rights have been established to operate as a duplex.

Unit 1 is currently designated for long term rental and is currently under lease. David Bischof currently has no intention of operating unit 1 as a short term rental.

Only unit two will be operated as a short term rental. The tenants of unit 1 attended a neighborhood meeting and are in favor of our plan to utilize unit 2 as a short term rental.

The dwelling is located on a busy street in close proximity to commercial zoning. The dwelling is situated on an alley which allows for a buffer from APOs and additional off street parking. The dwelling is credited for 2 on street parking spots with an additional 4 spots in the rear (3 designated parking spots and one spot in front of garage if needed).

Dwelling is located in sought after part of town. Many restaurants, bars, boutiques, coffee shops, and other locally owned businesses will benefit from the tourism dollars brought in by this unit.

Neighborhood Notification Letter

11/6/2019

To Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 8 District.

David Bischof plans to submit a development proposal to request a Conditional Use Permit (CUP) for 1894 Douglass Blvd.

The intention of this CUP is for use as a Short Term Rental (STR).

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his representative, Brandon Farmer. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment (BOZA).

The meeting to discuss this development proposal will be held on:

Monday November 25, 2019 at 6 pm in the evening

The location for the meeting will be:

**1894 Douglass Blvd.
Unit 2
Louisville, KY 40205**

At this meeting, David Bischof and Brandon Farmer will explain the proposal and take note of any concerns you have. We encourage you to attend this meeting and share your thoughts.

Thanks so much.

Neighborhood Notification Letter

2nd Letter Due to Notification Error

11/26/2019

To Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 8 District.

David Bischof plans to submit a development proposal to request a Conditional Use Permit (CUP) for 1894 Douglass Blvd.

The intention of this CUP is for use as a Short Term Rental (STR).

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his representative, Brandon Farmer. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment (BOZA).

One meeting has already been held on Tuesday, November 25, 2019 and there were 3 attendees present.

The new meeting to discuss this development proposal will be held on:

Thursday, December 12, 2019 at 6 pm in the evening

The location for the meeting will be:

**1894 Douglass Blvd.
Unit 2
Louisville, KY 40205**

At this meeting, David Bischof and Brandon Farmer will explain the proposal and take note of any concerns you have. We encourage you to attend this meeting and share your thoughts.

Thanks so much.

1894 Douglass Nov. 25, 2019
Neighborhood Meeting Attendance Sheet

[illegible]

Nighborhood Meeting Sign-In Sheet

Property Address: 1894 Douglass Blvd
Date: 12-12-2019



BRANDON FARMER

[illegible]

***Join our mailing list for relevant real estate related emails only**

Meeting Minutes – 1894 Douglass Blvd

(First Meeting - Unofficial) November 25, 2019 @ 6 pm in the evening

- Meeting held at residence located at 1894 Douglass Blvd
- 3 attendees (see sign in sheet)
- Meeting begins 6:05 pm
- Mrs. Lisa Kelly raised concerns about small children in the neighborhood and the fact that the property was associated with Bourbon Trail Rentals
- Brandon Farmer informed Mrs. Kelly that Bourbon Trail Rentals was simply the name of the property management company and is in no way affiliated with Bourbon tours or serving/supplying alcohol of any kind to our guests
- Cameron and Stephanie Lile live in Unit 1 at 1894 Douglass Blvd (unit directly below where the short term rental will be)
 - o Cameron and Stephanie have stayed in short term rentals during their personal travels and are in favor of the idea
 - o Cameron and Stephanie like the idea of a short term rental above them rather than a long term rental because the unit above them will only be filled 60% of the time as opposed to 100%
 - o Stephanie even inquired about possibly cleaning the short term rental if we needed any help in order for her to earn some extra income
- Mrs. Kelly raised concern over large bachelor/bachelorette parties and noise
 - o Brandon informed Mrs. Kelly of maximum occupancy of 6 guests which will not allow for large parties
 - o Brandon informed Mrs. Kelly that we do not rent to guests that currently reside in Louisville and are only looking for a place to party
 - o Brandon informed Mrs. Kelly of guest screening policies to ensure that guests are who they say they are and no extra guests are allowed at the unit without a written request approved by Bourbon Trail Rentals prior to check-in
- Meeting concluded 6:34 pm

(Second Meeting - Official) December 12, 2019 @ 6 pm in the evening

- Meeting held at residence located at 1894 Douglass Blvd
- 4 attendees (see sign in sheet) - **one attendee did not sign in - Frank Thackeray**
- Meeting begins 6:05 pm
- Mr. Thackeray brings up recent shooting incident in California Airbnb
- Brandon Farmer informed Mr. Thackeray of some of the safeguards that can be put in place to prevent those types of incidents and how that situation was completely different than the unit we are hoping to make available:

- No single night rentals
- California home slept 12 and allowed parties; our unit sleeps 6 and no parties allowed
- Turn off instant booking
- No guests can book under 25 years of age
- Mr. Thackeray brought up issue of children playing and riding bikes in the neighborhood
 - We agree to add "If driving a vehicle, please be cautious of pedestrians on foot/bicycle" to our listing details
 - Agreed to put up a caution sign at the property alley way
- Mr. Mclean asked:
 - Intentions for lower level unit
 - We informed him of current tenants who are in favor of our proposal and that we currently have no intention of utilizing lower unit as a short term rental even though it is our understanding that the CUP would allow it
 - Intentions for rear patio space
 - We currently have no patio furniture available but that is something we may consider to enhance our guest experience in warmer months
- Mr. Mclean made the comment that he was more comfortable with a short term rental because the unit would be vacant at times and that the first unit tenants would contact us first if any issues needed to be addressed
- Mr. Koellner inquired about renting to locals for parties
 - Informed him that we do not rent to citizens of Louisville
 - Informed him of our screening process and safeguards that we put in place
 - Discussed guest and neighbor safety are our top priorities and directed all attendees to my website for articles on responsible hosting and our process
- Provided all attendees with contact information and encouraged them to attend BOZA hearing
- Meeting concluded at 6:41 pm

Bedroom photos

Bedroom 1

