

December 16, 2019

Dear Neighbor,

We are writing to advise you that we are filed a pre-application for a conditional use permit to correct the classification of our existing carriage house as an accessory apartment. This is NOT an Air BnB application and does not allow for short term rentals of that purpose. This does enable someone to live in the space. As this carriage house apartment has existed since before we owned the property with a kitchen and bath, it should have been classified and permitted as such in the past, so we are correcting that now. This this does not impact any new development or construction on our lot.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this, if you wish, before we file the formal application. If you have any questions for us regarding this application, feel free to stop by our home at 12:00 noon on January 4, 2020. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

Sincerely,
Brandon and Ashley Quinlan
1714 Casselberry Rd.

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Notes from 1714 Casselberry Rd, Louisville KY 40205 Neighborhood Meeting on January 4, 2020 at 12:00 PM.

Elizabeth Fleitz (1720 Casselberry Rd), Greg Judge (1702 Cherokee Rd) and Sherry Steinbock (1700 Cherokee Rd) were in attendance.

Elizabeth Fleitz wanted clarification on why the need for applying for this permit was happening at this time if nothing regarding the structure itself or current use was changing. Ashley Quinlan explained that a neighbor called in a complaint that someone was living in the apartment without the proper permit, of which the Quinlans were not previously aware was required, so this process is required to be compliant with how the structure is being used.

Elizabeth Fleitz wanted to know what guarantee she had that future owners, should the current owners ever sell, wouldn't rent the apartment. The Quinlan's said that there was no guarantee. Just as there was no guarantee that the primary residence wouldn't be rented, as it was for many years before the Quinlan's purchased the property in 2015.

Sherry Steinbock said that there has never been any nuisance caused by having anyone in the carriage house and they were unaware that someone had been living there. She also had concerns that if the current owners ever sold and a future owner utilized the permit to rent the carriage house, that they may not be as selective about the quality of the person residing in the apartment.

The Quinlan's explained that they were not applying for the permit to jeopardize the residential neighborhood, quality of the neighbors, or to offer any rental incentive to future buyers should they ever sell. They are simply trying to adhere to the regulations in place, now that they are aware they were in violation by allowing someone to reside in the apartment. They explained that they bought the property 4 years ago and the carriage house was outfitted with a kitchen, bath and laundry room at that time. They were unaware that the proper permits for that weren't obtained at the time it was constructed, as the sellers disclosure from the buyer stated otherwise and they trusted that. The Quinlans expressed that they have two small children who play in the backyard next to the carriage house. Whoever lives there can hear the Quinlans coming and going from the garage, and the Quinlans would never allow someone to live there that wasn't a family member or close family friend whom they trusted completely. Not applying for this permit would require the Quinlans to ask their friend to move out of his home, and they would have to remove the kitchen and bath, which would negatively impact their property value from the amount they paid in 2015, and they are not willing to do that.

Sherry Steinbock said she understood and was not going to contest the permit. Elizabeth Fleitz said she has lived next door for 50 years and probably wouldn't live to see the next owners of the Quinlans home, but hoped that the neighborhood would remain residential in the future. She told stories about the tornado in the 70's and trees that used to be where the carriage house now stands. Greg Judge observed the meeting and in conclusion said he had no worries or concerns about the permit being granted.

Sign-In Sheet

Sherry Duckrook 502 435-4225

GREG JUDGE 502 235-3066

Connie 502 819-9995

Elizabeth Fleet

502-451-0790

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