



03/9/2020

Louisville Metro Board of Zoning Adjustment  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Attn: Jon Crumbie

Subject: 1908 Bonnycastle Ave.  
Case Number 20-CUP-0021

Dear members of the Board of Zoning Adjustment,

The Deer Park Neighborhood Association would like to go on record as opposing the request for a Conditional Use Permit for the property at 1908 Bonnycastle Avenue.

The Deer Park Neighborhood plan (part of Cornerstone 2020) has set out definitive goals for the neighborhood in which this property sits. Clear statements for land use include:

LU 5: Protect adjacent residential neighborhood from commercial encroachment by maintaining Traditional Marketplace corridor along Bardstown Road.

The plan also seeks to “preserve the residential character of the neighborhood interior” and “single family dwellings.”

Louisville Land Development Code Chapter 1 Part 2 Definitions defines residential use as:

Uses associated with permanent residential occupancy in the form of a dwelling unit (**permanent means for at least 30 days in duration**). Specific uses such as bed and breakfasts, boarding and lodging houses, hotels, motels and extended stay facilities where stays can be less than 30 days in duration shall be considered commercial uses.

Clearly, STR's fall under the category of "commercial," not "residential" use as defined in the Land Development Code.

Furthermore, the property in question is less than 600 feet from six existing STRs holding a CUP. They are at 1843 Stevens Avenue, 1919 Maplewood Ct, 1844 Shady Lane, 1938 Bonnycastle Ave., 1722 Fernwood Ave. and 1934 Duker Ave, which puts it in opposition to the 600 feet ordinance passed recently by Metro Council concerning these CUP's.

We are hopeful that the Board shares in our decision to deny these requests.

Thank you for your time and attention.

Submitted by The Deer Park Neighborhood Association

  
Jeffrey Hughes - President, DPNA

  
Art Cestaro - Board Member, DPNA

  
Charles Puckett - VP, DPNA

  
Jennifer Frommeyer - Board Member, DPNA

  
Tim Darst - Treasurer, DPNA

  
Alan Scherer - Board Member, DPNA

  
Jason Greenberg - Secretary, DPNA

  
Oli Tierney - Board Member, DPNA

  
Bob Atkin - Board Member, DPNA

  
Susan Harmon - Board Member, DPNA

  
Ann Atkin - Board Member, DPNA

## Crumbie, Jon

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**From:** lms999@bellsouth.net  
**Sent:** Tuesday, March 3, 2020 9:59 PM  
**To:** Crumbie, Jon  
**Cc:** Coan, Brandon; Weatherby, Jasmine  
**Subject:** Short Term Rental application 20-CUP-0021

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Dear Mr. Crumbie -

Please record my opposition to this application.

While I understand how the owner of a duplex would want to live in one unit and use the other as a STR income property, the owner has requested non-primary residence STR permits for both unit with the intention of using the whole property as STR in the future.

This is not acceptable as this property is less than 600' from the following non-primary residence STR permits: 1844 Shady Ln (less than 300'), 1938 Bonnycastle (less than 500'), 1934 Duker (less than 600') and 1919 Maplewood (less than 400'), 1843 Stevens (less than 600') and 1722 Fernwood (less than 600').

This area is saturated with non-primary residence STR structures. There is no reason to grant a waiver to the current ordinance to allow another one, especially one that will be two separate rentals at the same address.

I plan to attend the hearing but wanted to record my opposition in advance.

Thank you for your assistance.

Lenore Slawsky  
1818 Sherwood Ave, 40205  
(my residence is approximately 900' from 1908 Bonnycastle)

1843 Stevens

1722 Fernwood

## Crumbie, Jon

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**From:** Bob Atkin <bobatkin@gmail.com>  
**Sent:** Wednesday, February 26, 2020 9:16 PM  
**To:** Curtis Stauffer & Rachel Cutler  
**Cc:** Crumbie, Jon; Coan, Brandon; dpna@deerparklouisville.com  
**Subject:** Re: Comment on 20-CUP-0021 for short-term rental at 1908 Bonnycastle Ave.

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Thanks Curtis!

On Wed, Feb 26, 2020 at 4:14 PM Curtis Stauffer & Rachel Cutler <[rachelandcurtis@mac.com](mailto:rachelandcurtis@mac.com)> wrote:  
Dear Mr. Crumbie-

I wish to make comment for the record in opposition to the requested Conditional Use Permit (CUP) for a Short-Term Rental (STR) at 1908 Bonnycastle Avenue (20-CUP-0021). This application should be rejected outright because it is in violation of the ordinance requiring new STR CUP properties to be at least 600 feet from another STR CUP property. As demonstrated in the attached LOJIC maps, 1908 Bonnycastle Avenue is within 600 feet of two existing STR CUP properties: 1919 Maplewood Place (265 feet away) and 1938 Bonnycastle Avenue (375 feet away).

Thank you for including my comment in the official record.

Sincerely,  
Curtis Stauffer  
1921 Maplewood Place  
307-690-0981

--

Bob Atkin  
BobAtkin@GMail.com

## Crumbie, Jon

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**From:** Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>  
**Sent:** Wednesday, February 26, 2020 4:15 PM  
**To:** Crumbie, Jon  
**Cc:** Coan, Brandon; Bob Atkin; dpna@deerparklouisville.com  
**Subject:** Comment on 20-CUP-0021 for short-term rental at 1908 Bonnycastle Ave.  
**Attachments:** Distance 1908 Bonnycastle Ave to 1919 Maplewood Place-265 ft..pdf; Distance 1908 Bonnycastle Ave to 1938 Bonnycastle Ave-375 ft..pdf

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Dear Mr. Crumbie-

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Thank you for including my comment in the official record.

Sincerely,  
Curtis Stauffer  
1921 Maplewood Place  
307-690-0981

## Crumbie, Jon

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**From:** Laura <laura.blandford@gmail.com>  
**Sent:** Friday, March 13, 2020 8:55 PM  
**To:** Crumbie, Jon  
**Subject:** 1908 Bonnycastle Avenue STR application

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Jon,  
I strongly object to granting the conditional use permit. There are multiple STR's within 600' of this property. Additionally the property owner will reside elsewhere( though they have said they will be living there while searching for a larger home for their family). We do NOT need anymore STR's in Deer Park neighborhood, or any part of the Highlands; they destroy the best characteristic of our neighborhood: invested property owners.  
Thank you.

Laura C Blandford  
1642 Eastern Parkway 40204  
502.777.3778

## Crumbie, Jon

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**From:** Coan, Brandon  
**Sent:** Wednesday, March 11, 2020 8:53 PM  
**To:** Lew Acampora; Crumbie, Jon  
**Cc:** Lenore Hoyt; Faith Lemon; Weatherby, Jasmine  
**Subject:** Re: Comments regarding 20-CUP-0021  
**Attachments:** 1842 Shady Lane, Louisville, KY to 1908 Bonnycastle Avenue, Louisville, KY - Google Maps.pdf

Lew - I'm adding case manager Jon Crumbie here and he will ensure your comments are made part of the record. I haven't seen the staff report's official 600' radius map, so I can't confirm but it looks from this Short Term Rentals Interactive Map (linked below) like the 600' rule should be in play here. I intend to appear at Monday's hearing and, if indeed the 600' rule is called into question, will advocate for adherence to it, as is my practice in these cases.

<https://lojic.maps.arcgis.com/apps/webappviewer/index.html?id=9c7c144d2f074977a015cc7dce112d4d>

Brandon Coan

Metro Council District 8  
(502) 574-1108

601 W. Jefferson Street  
Louisville, KY 40202

Please sign-up to receive important notifications regarding District 8! Our goal is to increase from zero to 8,000 engaged subscribers by 2019.

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**From:** Lew Acampora <lacampora@kstc.com>  
**Sent:** Wednesday, March 11, 2020 6:11 PM  
**To:** Brandon.coan@public.govdelivery.com <Brandon.coan@public.govdelivery.com>  
**Cc:** Lenore Hoyt <lenore.hoyt@gmail.com>; Faith Lemon <faithlemon@gmail.com>  
**Subject:** Comments regarding 20-CUP-0021

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Dear Councilman Coan,

I am writing to voice opposition to the proposed Conditional Use Permit 20-CUP-0021 at 1908 Bonnycastle Avenue. This residence is 350 feet from the existing non-owner occupied conditional use permit at 1942 Shady Lane (see attached). Please advise if I should contact a case manager for the Board of Zoning Adjustment.

Thank you again for all that you do.

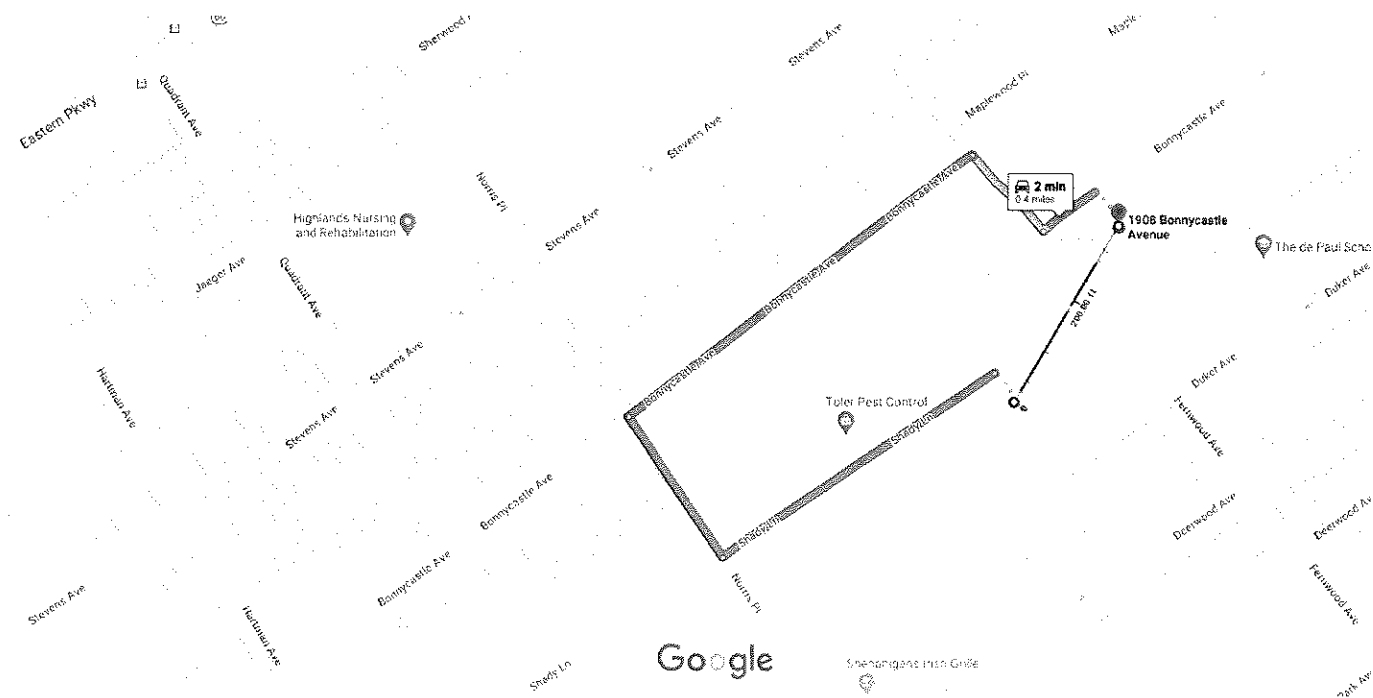
Lew Acampora

Google Maps

1842 Shady Lane, Louisville, KY to 1908 Bonnycastle Avenue, Louisville, KY

Drive 0.4 mile, 2 min

350 ft



Map data ©2020 Google

100 ft



via Shady Ln and Bonnycastle Ave

2 min

Fastest route

0.4 mile

### Explore 1908 Bonnycastle Ave



Restaurants



Hotels



Gas stations



Parking Lots



More

Measure distance

Total distance: 350.13 ft (106.72 m)



**Crumbie, Jon**

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**From:** Debra harlan <debraandted@gmail.com>  
**Sent:** Tuesday, March 10, 2020 12:29 PM  
**To:** Crumbie, Jon  
**Subject:** 1908 Bonnycastle STR request

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Let this email serve as written opposition to yet another hotel motel commercial license in a residential neighborhood that abuts a commercial district that already has ample lodging in appropriately zoned properties. The entire landscape of neighborhoods continues to change into transient situations reminiscent of the not so good old days when urban neighborhoods were rife with boarding and rooming houses. A glut of new hotel construction seems to suggest neighbors have less value than visitors. Zero affordable housing for our citizens in need but lots of permits for out of state investors with no stake in the neighborhoods themselves. Predatory real estate markets are tanking the rest of the market.

We have one on Bonnycastle now that was turned down last year yet continues to operate. Nobody investigated the months of construction and nobody save the neighbors monitors the continued use. Until this city gets a handle on the irreversible damage being done to neighbors these commercial License requests need to be terminated. There. I've said it again.

Debra Harlan  
1734 Chichester Ave  
Louisville KY 40205  
Sent from my iPhone