

06 March 2020

TO: Louisville Metro Planning and Design Services
Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville KY 40202

SUBJECT: LETTER OF EXPLANATION

Owners, Audrey and Stefan Griffith, request approval for a Conditional Use Permit (CUP) in order to list property (address below) as a short term rental in a residential zone. Pre-application was filed with the department of Louisville Metro Planning & Design Services on 10 January 2020, and official application was filed on 09 March 2020.

ADDRESS: 1721 Eastern Pkwy. Louisville, KY 40204

CASE #: 20-CUPPA-0009

PDS CASE MANAGER: Jon E. Crumie

COUNCIL DISTRICT: 8


Audrey S. Griffith

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20-CUP-0009

10 February 2020

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

Audrey and Stefan Griffith plan to submit a development proposal to request a conditional use permit for 1721 Eastern Pkwy. A conditional use permit is required to allow the owners to conduct short-term rentals if they have to move away from Louisville.

In Accordance with the procedures of Louisville Metro Planning and Design Services, we invite you to discuss this proposal before the official application filing. This will be an informational meeting to give you the opportunity to review the proposed plan and discuss the proposal with us. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

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

Date: 02 March 2020 at 6:00 pm

Location: 1721 Eastern Pkwy

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

Please see the enclosed read-ahead document in order to better prepare for discussion.



Very Respectfully,

Audrey and Stefan Griffith

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Neighborhood Meeting Read Ahead

Subject: Conditional Use Permit 1721 Eastern Pkwy

Meeting Agenda:

Introductions

Overall of Short term rental model

Discussion on short term vs. long term

Description of CUP and 600ft buffer

Discussion of management company

Open discussion for issues and concerns

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Our short term rental (STR) rules

NO SMOKING/VAPING anywhere inside the property. That includes the screened in porch.

NO pets are allowed.

NO Parties! Quiet Hours 10pm –8am

Only authorized guests are allowed to stay in the house, no additional guest without the host's permissions

Prior to booking, Guests must have a government –issued ID, confirmed email and phone number and provide a method of payment

Control Measures

\$3,000 deposit– Upon booking, guest agree to a \$3,000 deposit if they destroy or damage anything in or around the house.

Noise Aware– We installed property noise monitoring devices both on the inside and outside of the home. We are able to track noise levels via a monitoring subscription and are notified if noise levels are violated.

Ring doorbell– We have the ring doorbell to visually monitor traffic in and out of the home.

Home Security System– Monitors fire/CO2 alarms and calls us directly if an alarm goes off.

Parking: We will authorize our guests to use our parking spot and the garage for a total of two vehicles. All other parking is directed to Norris or Quadrant.

Guests: We are authorized 10 guest but will only advertise up to 8 guests.

Emergency POC: We will have a local management company, Key Source Properties, manage and clean the property.

Short term rental vs. long term

Our short term rental is a business. Within the STR community, there are high expectations for a home with above average nightly rates. Guests expect a well-maintained home, extremely clean, and nice amenities/furnishings. The upkeep and maintenance are vital to the success of our business and we take this aspect very seriously.

Unlike a long-term rental, we have the legal rights to immediately evict someone from our home if they violate any of our rules. There is no lengthy eviction process like in traditional renting.

Additionally, unlike long-term rentals, we have frequent touch points as a walk-thru inspection of the home will occur after completion of each stay to ensure the property is in good order.

Neighborhood meeting minuts ; Key concerns from attendees

Robert Schaefer— Concerned about parking and vandalism to adjacent properties. Also expressed concerns that he wants to keep this area as a residential zone with no business ventures allowed.

Owner resolution: We have two dedicated parking spots. The majority of guest travel together and therefore, we don't anticipate that 8 separate vehicles will need parking. Additionally, we notify the guests early on that we can only accommodate two vehicles that way they can plan ahead and figure out rides. In regards to vandalism to adjacent properties, we evaluate this a low risk due to the type of guest we are attracting with our price range, home rules, and security deposit.

Diana Spano— As a property manager herself, she expressed concerned with the ability to manage the property via a management company. She talked in great detail about all the issue she has experienced with long-term rentals. She did not have any examples of short-term rental issues.

Owner resolution: We will use a management company that specializes in the management of short-term rentals. The management company would receive 25% of our profits which means that we, as paying customers, expect good service from them when it comes to assistance with running the short-term rental.

Shawn Reilly— Concerned with lax enforcement by the city to enforce the 600ft rule. He is concerned that once our home gets approved, that more home owners will apply. He noted a statistic that 80% of CUP which violate the 600ft rule are waived by the Board of Zoning Authority.

Owner comment: We are adhering to the laws put fourth by the city and cannot influence how the city enforces the 600ft rule.

Larry Wolfe— Concerned that the CUP will transfer if the property is sold.

Owner comment: We believe this is a valid concern, but once again, something that the city would need to address/change.

Jim Scheetz — Concerned that STR will increase the property value which will in turn affect long-term home owners (i.e. property taxes). Additionally, he thought that there was no benefit given back to the community.

Ray Brundige— No concerns, agreed that short term rental is better controlled than a long-term rental

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Sign-in sheet

02 March 2020

Name [FIRST, LAST]	Address
Schoeter Robert	1718 Edenside
Shupley Jo	1706 Tyler Pkwy
Reilly, Shawn	1703 Tyler Pkwy
Spano, Diana	1725 Eastern Pkwy
LARRY & EMMA WOLFE	1720 EASTERN PKWY
Jim Scheetz	1708 Eastern Pkwy
Ray Brundige	1718 Edgeland

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House Rules

▪ General Policies

Host Rights: Should any action by a guest be deemed inappropriate by the host, or if any inappropriate behavior is brought to the attention of the host, the host reserves the right to request that the guest vacate the home.

▪ Smoking/Vaping:

- Our home is 100% non smoking/vaping facility. Any evidence of smoking/vaping in the home (including smell) will result in a \$1,000 charge.

▪ Pets

- Our home is a pet-free environment. A \$1,000 fee will be charged if violated.

▪ NO Party Policy:

- We enforce a strict No Party Policy for the comfort and security of all guests. Excessive noise will NOT be tolerated at anytime. Should guest violate this policy, a warning will be issued. A second violation will result in immediate eviction from the home without refund.

▪ Extra Guests

- NO extra guests allowed to stay overnight that have not already been approved by the host.
- Quiet Hours are from 10pm -9am. Please respect our neighbors.
- We've provided makeup removal pads, as well as make-up removal washcloths. Please use these to remove makeup and not our white washcloths.

▪ Damage/missing items:

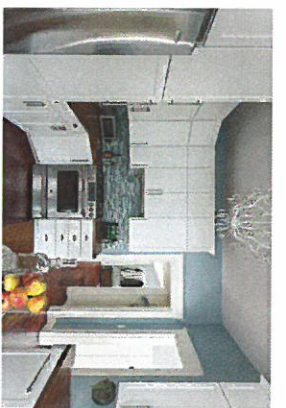
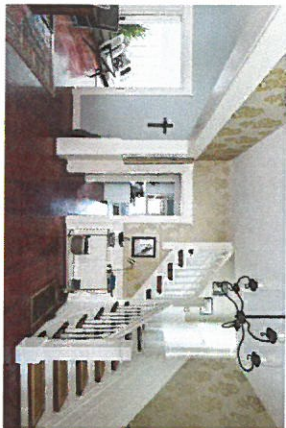
- Upon booking, we require a credit card on hold for any damages beyond normal use of our amenities incurred during the rental of the home. The guest authorizes us to charge the cost of repair of such damage or loss of such items caused by themselves, or any persons for whom they are responsible. Such damage would include the cost of cleaning bedding and upholstery, fumigation, damage to furniture, rugs, walls, fixtures, doors, windows as well as replacing missing items such as bedding, towels, furnishings, kitchenware, etc.

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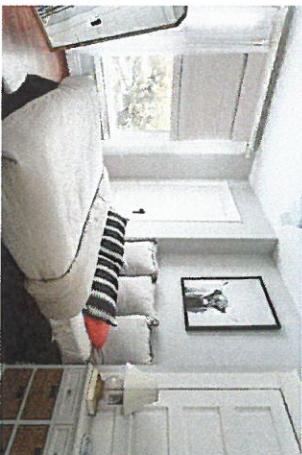
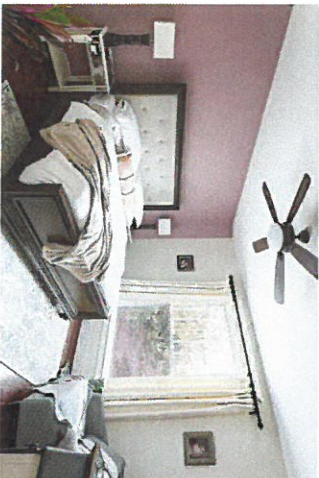
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4 Bedrooms



HOW IT WORKS

Advertise on Airbnb

Property will be advertised on Airbnb. The only way to actively list on their site is to have a STR registration number provided by the county.

Seasonality

According to data analytics company, AirDNA, the majority of STR occupancy is during the summer months. November-April is classified as low demand and occupancy is primarily limited to Friday-Sunday.

Demographic of guests:

Families with young children (since we will offer cribs, safety gates, high chairs, and toys); Families with adult children looking for a central location to link up ; Sports fans—Derby, Cards; Convention center attendees; Work travel

Bedroom 1: x1 King



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Bedroom 2: x1 Queen



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Bedroom 3: x1 Queen



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Bedroom 4: x2 twin



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