

**WHEWorks L.L.C. Short Term Rental**  
634 Maylawn Avenue, Louisville, KY 40217

**Date: 1/28/2021**

**To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for the 15<sup>th</sup> District.**

Dear Neighbor,

My name is Zach Wohl, my fiancé, Lilian Ramos, and myself have resided at 632 Maylawn Avenue, Louisville, KY 40217 for roughly over 6 years and counting. We have recently purchased a property directly next to our primary residence (Owners of Record), 634 Maylawn Avenue, Louisville, KY 40217, through our business, WHEWorks LLC. Unfortunately, this home had been allowed to fall into major decline by the previous owner and was vacant for approximately two years. Generously, we have volunteered many man hours of much needed minimal maintenance, including cutting the grass numerous times, raking leaves, trimming bushes etc. to prevent the predictable downslides to an abandoned property: squatters, vagrants, intravenous drug users, etc. Fortunately, however, we were able to save the property that was becoming a major eyesore for the neighborhood. Even more, the home was the childhood home of a late dear family friend, who before her passing this year, was overjoyed to hear that her childhood home was being rescued.

We absolutely love living in the Saint Joseph Neighborhood, and we take great pride in beautifying and maintaining our properties, as evidenced by our immense landscaping efforts in both of our properties' front yards. In addition to its policeable proximity to our primary residence, 634 Maylawn Avenue, Louisville, KY 40217 has ample off-street parking, privacy, and is in a very desirable location being near both the Muhammed Ali Airport and means of egress downtown. We are both young professionals, with backgrounds in human resources and biomedical engineering. We have numerous friends and family, both here in the United States and abroad, who would love to come and stay nearby while visiting the City of Louisville. In addition, we would love to host responsible guests to share in the wonderful experiences and events our beautiful City has to offer. It is our opinion that our property, 634 Maylawn Avenue, Louisville, KY 40217, would be a perfect candidate and is well suited for a conditional use permit with the intention of operating as a short term rental through hosting sites such as Airbnb

Kindest Regards,



Zach Wohl  
Lilian Ramos  
WHEWorks, LLC  
634 Maylawn Avenue  
Louisville, KY 40217

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A neighborhood meeting is required by Louisville Metro Planning and Design Services to present the proposed request to the adjoining property owners and interested parties. Because of the Governor of Kentucky's Covid-19 emergency orders regulating social distancing and public gatherings the Neighborhood Meeting will be held online using a platform called Zoom.

**Zoom Meeting Date and Time:** Monday, 02/15/21 at 6 PM EST (~45 minutes in length)

**To Join the Zoom Meeting online:**

<https://us05web.zoom.us/j/6301723297?pwd=YytucIRxT1NqdUhRRkRDK2EydGdmQT09>

**To Join by Phone:**

Click <https://us05web.zoom.us/j/6301723297?pwd=YytucIRxT1NqdUhRRkRDK2EydGdmQT09> to start or join a scheduled Zoom meeting

**Meeting ID#:** 630 172 3297

**Passcode:** Maylawn634

If you are unable to attend the meeting and have comments or if you would like a meeting invitation emailed to you directly please contact us.

**Applicant/Primary Contact:**

**Zachary Brian Wohl** (502) 836-2851 [wohlengineeringwork@gmail.com](mailto:wohlengineeringwork@gmail.com)  
632 Maylawn Ave., Louisville, KY 40217

**Louisville Metro Planning and Design Services Contact:**

**Jon Crumbie** (502) 574-5158 [jon.crumbie@louisvilleky.gov](mailto:jon.crumbie@louisvilleky.gov)  
444 South Fifth Street, Suite 300 Louisville, KY 40202

**Detailed Summary of the Proposal:**

The applicant is requesting approval of a Conditional Use Permit to allow short term rental of dwelling unit that is not the primary residence of the host in an R-5 zoning district and Traditional Neighborhood Form District. The subject property is developed with one structure that is a single-family residence. The residence has 2 bedrooms that will allow a maximum number of 6 overnight guests. The residence has ample on-street parking, as well as, off-street parking with a driveway capable of parking up to 3 vehicles. The owners are requesting a Conditional Use Permit to allow the subject property to be used for short term rental through hosting sites such as Airbnb.

Below is an example of the house rules that will be posted in the home that apply to all residents:

1. Please close and lock all windows and doors when you leave the Home
2. No smoking inside the residence
3. No pets
4. No candles
5. Please recycle when possible, and keep all indoor/outdoor areas clear of trash and debris
6. No outdoor music after 11PM

All plans are available to the public on the Planning & Design Services Online Customer Service Portal with the PDS assigned Case Number. The Case Number assigned to this project is 20-CUPPA-0164. Please contact Jon Crumbie for an update on the filing. Below is provided the link to the Planning & Design Services Online Customer Service Portal and instructions for use:

<https://aca-louisville.accela.com/ljcmg/Default.aspx>

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**Summary of the meeting detailing specific items of concern and proposed resolutions:**

During the Neighborhood meeting Zach shared his screen to present the information that was sent out to the APOs via a Primary and Secondary Enhanced Notice (Please see the "Copy\_of\_Neighborhood\_Meeting\_Notice" and "Neighborhood\_Meeting\_021521" video for reference).

It was requested that all questions and concerns be held till the end of the meeting.

A picture of the property was shared at the beginning of the meeting, and unfortunately, the screen did not change to the information contained in the Neighborhood Meeting Notice.

Angela Keene, who was in attendance, pointed this screen issue out, and Zach was obliged to run through the Neighborhood Meeting Notice again with the screen shared appropriately.

Angela Keene questioned the 6-person max occupancy, "with two bedrooms, how are you figuring six residents?" Zach explained that this number was determined by multiplying the number of bedrooms (2) X 2 occupants + 2 additional occupants. Zach also explained that these additional occupants could be accommodated with a pullout sectional or trundle. Furthermore, this number is the maximum number of guests allowed based on the number of bedrooms.

Angela Keene also inquired, "you mentioned that the house next to door is your primary residence. Do you also own that home?" To which Zach responded, "Yes, we are the owners of record. Actually, we are the only owners of record that own the property that we live in that touches this Property [in question]."

Angela Keene asked, "So you expect to put it on airbnb, is that what your expectation is or something similar or." To which Zach responded, "Yeah, we're definitely going to use a hosting site. I do like airbnb, as of now, but we are open to VRBO maybe. But, we would like to have a website that allows us to screen the individuals that would be interested in staying in this property."

Angela Keene, "Thank you!"

Angela Keene asked, "Do you all have plans to continue to live in the home that you are in, or do you plan to sell that and move out of the Neighborhood?" To which Zach replied, "Oh no, we have no plans for selling this property, neither of the properties."

Lilian Ramos (WHEWorks, L.L.C. member) joined the Virtual meeting.

Zach asked Angela Keene, "Do you have any concerns other than the number of occupants?" Angela Keene, "I'm more concerned I guess about not being your relative or family that's staying there, and just being people renting, having parties, and you know, just the normal things that anyone would be concerned about with a short term rental." To which Zach responded, "Oh yeah, that's perfectly understandable, you know I'll say this, the next closest conditional use permit property to us, that [owner] lives in North Carolina, and we live [so close] that I can touch [the property in question] from my driveway."

Angela Keene, "Well exactly, that's what makes me more comfortable about it knowing that you all are next door, but that's why I also ask if you plan to move it would be of a bigger concern if you were not nearby that it wouldn't be as big of a concern for you if there were lots of parties and lots of crazy wild

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things happening. To which Zach responded, "Yeah, we plan to police this property, we don't want to label this house as a party house, we don't want to live next to that."

Lilian brought up the short term rental rules mentioned in the letter sent to the APOs, "We can definitely add to those rules if needed, so lets say something becomes a problem, which we really hope that doesn't happen, but we can definitely add to those rules if need be."

Zach mentioned the many networks and family connections wanting to visit Zach and Lilian, "Lili has family from Cuba, and I have family from Ireland, and they would love to come visit us in between guests staying. That's kind of what we plan to use this house for is having friends and family come visit us and being able to stay more proximal rather than staying in a hotel or something like that."

Angela Keene, "Sure, makes total sense. Well thank you for your time tonight."

Lilian "Thank you so much for joining!" Angela Keene, "Absolutely, good to see you guys! Thank you so much! Have a great evening!" Lilian and Zach, "You too Angela!"

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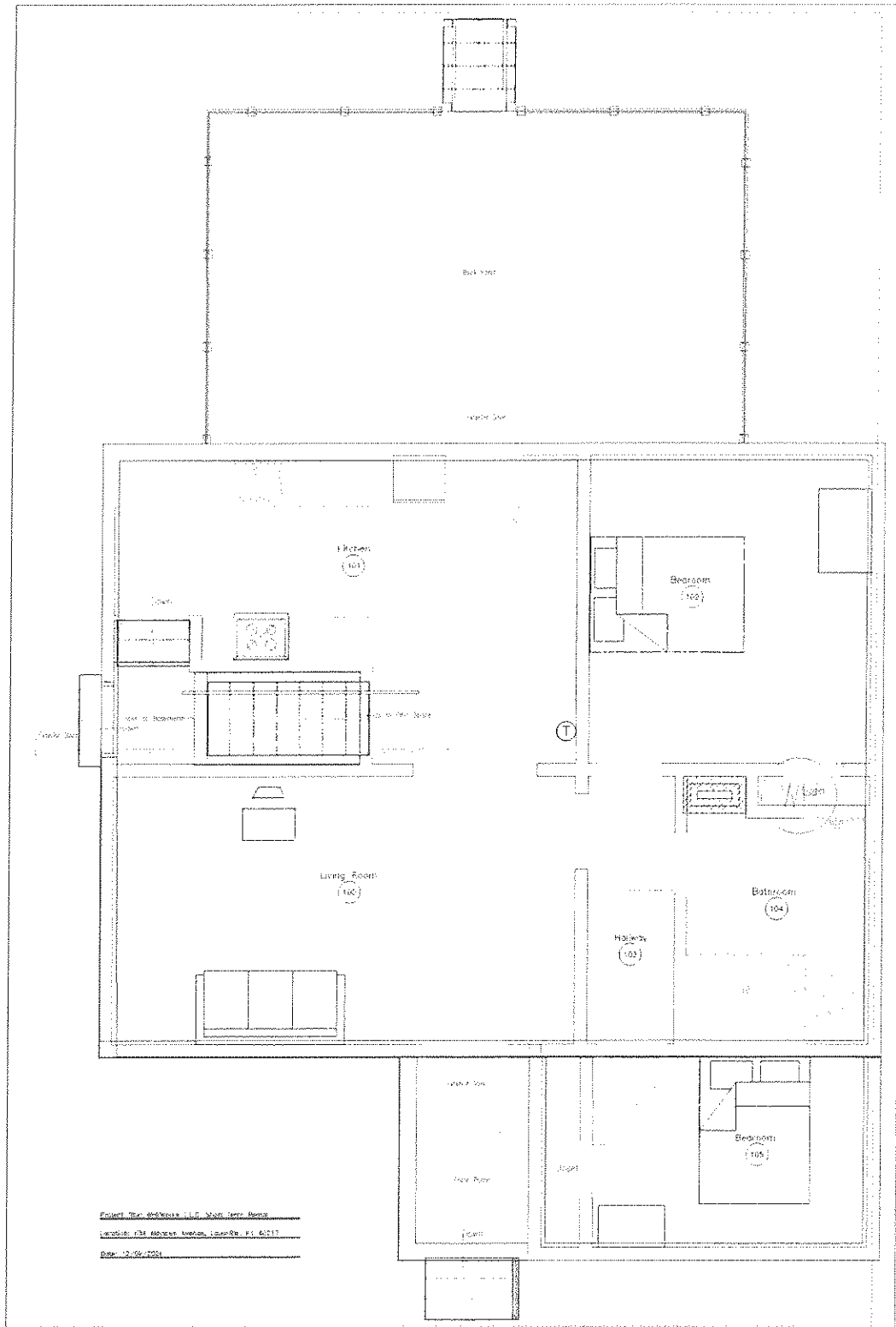
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Floor Plan:

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CAD Layout of 634 Maylawn Avenue, Louisville, KY 40217



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**Guest Bedrooms:**

**(Interior finishes are in the process of being refreshed)**

**Front Bedroom:**



**Back Bedroom:**



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