

February 8, 2021

Metro Development Center  
444 South 5th Street 3rd Floor  
Louisville, Ky 40202

Attn: Rachel Mandell  
Attn: Metro Planning Commission  
Ref: Case # 21-CWPPA-003

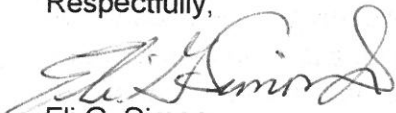
This letter is in reference to the request of a rental permit of less than 30 days for the home located at 4113 Wimpole Rd.

I want to express my opposition to the requested permits for the following reasons:

1. We are in a residential neighborhood and zoned as such. No residence should be allowed for the use of 3 to 30 days of rentals, for purposes of doing business for profit. The proposed plan is a commercial operation and not a residential full-time occupancy as it's original intent. The permit should not be used to circumvent a valid zoning for residential use only.
2. The said property has never been kept up to the standards of the late Ruth Hiestand. The property has been rented on many occasions, and has not been properly maintained as it should be. General maintenance such as regular grass cutting, maintenance of the trees and shrubs, and leaf removal before the winter setting are just a few examples of the property negligence which they have shown. The mother of the neighbors at 4115 Wimpole (now deceased) tried on many occasions to get in touch with Marion Black about this matter with little success. The property was never visited to see if it was being properly maintained. Pure negligence of the owner!
3. A handful of the neighbors have been on this block since the mid to late 1960s. I built my home in 1965 as did the neighbors across the street at 4116 Wimpole. We have made an investment in our home and property and do not believe that any home on our block or any other residential area should be used for the commercial use of any business for profit on a daily to weekly basis.
4. A property manager in most cases does not take the proper time and interest to check on the maintenance of properties as would a regular homeowner. They have no monetary investment in the property other than renting it out, as a business. A good homeowner generally keeps their home and property well-maintained so that the value can be maintained and increased over the years.

In closing, I hope the planning commission will be considerate and stand up for the neighbors, neighborhood, and uphold the zoning for residential use only. Please do not let a homeowner use their property for a daily or weekly business. Thank you for your time and hopefully you will give serious consideration in the denial of this permit.

Respectfully,



Eli G. Simon  
4117 Wimpole Rd.  
Louisville, Ky 40218

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