

Sign in Sheet CUP Meeting 7/21/20
1229 Garvin Place
Name Address 6:00

Holger Ulrich 1124 Ormsby Ave

Emily Beauregard 1227 S 6th

Will Martin 1227 S. 6th st.

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Public Meeting re Conditional Use Permit for
Short Term Rental at 1229 Garvin Place
Minutes
July 21, 2020 at 6:09 p.m.

In attendance:

Helja Ulrich – 112+ Ormsby Ave.

Emily Beauregard – 1227 S. 6th Street

Will Martin – 1227 S. 6th Street

Ms. Ulrich objects to the conditional use permit. Stated that the property is a duplex and it is not permitted to be a short term rental. When told that the property is not a duplex she said it is not permitted to be a short term rental because you cannot rent rooms in a home. She said the property did not have sufficient square footage to qualify as a short term rental. Also stated that the Division of Planning listed the permit information under an incorrect address. Ms. Ulrich left the meeting when other attendees arrived.

Emily Beauregard and Will Martin both expressed that they are in favor of the conditional use permit and came to show their support. They expressed they are glad that the home is being well maintained.

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Responses to Concerns Raised Regarding
The Application for a Conditional Use Permit Allowing Short Term Rental at
1229 Garvin Place, Louisville, KY 40203

The concerns raised by Ms. Ulrich at the public meeting seem to be primarily based in a misunderstanding of the property and the proposal.

- The property is not a duplex.
- The property has just under 4,000 square feet which is ample room to share with short term renters.
- Per the regulations it is permissible to rent to guests on a short term basis, so I do not understand her statement that you cannot rent rooms in a home.
- I checked with Steve Hendrix who has been assigned to the case and he confirmed that the application has been filed appropriately.

Ms. Ulrich raised further concerns in an email to Mr. Hendrix

- She states that there is already a saturation of short term rental units in the area. She does not, however, provide any indication that there is a problem being caused by the short term rentals, nor does she indicate why my property should be treated differently than those already approved. Given that this property has ample off street parking and that it is owner occupied, there should be no additional harm from approving this conditional use permit.
- Her second concern is hard to follow, however, it seems to be based on that I want to rent out more than one room in the home at a time. While there are regulations limiting short term rentals to one renter at a time, there is no limitation that states that I can't rent out two rooms to the same renter.
- Also, she seems to have a question about whether renters will have access to a bathroom. All renters will have access to a bathroom in my home.
- Lastly, I do have a roommate with whom I share the house currently. She stays in the third floor bedroom. I believe this is what Ms. Ulrich is referencing when she says I want to "convert the long term rental into a short term rental." If this roommate leaves, I want to be able to rent that room on a short term basis, complying with all applicable regulations under the conditional use permit for the house and never having more than one short term renter in the house at a time.

Ms. Ulrich was not willing to listen to an explanation during the public meeting, nor was she willing to let me show her that the property is one dwelling unit or the setup of the areas that are to be rented. Ms. Ulrich did, however, have a zoning enforcement officer come to the property claiming I was illegally renting it. The zoning enforcement officer confirmed that the property is all one dwelling unit and that I am not using the property in any way that is not allowed under the regulations. Hopefully his response will help relieve some of her concerns.

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