

MEETING MINUTES

Meeting: Neighborhood meeting for surrounding neighbors

Date of mtg: Monday August 2, 2021. **Time:** 6:40 p.m.

Mtg. Facilitators: Doug & Karen Scales **Location:** 195 Crescent Ave.

Attendees:

<u>Name</u>	<u>Address</u>
Doug & Karen Scales	195 Crescent Ave.
Ingrid & Lewis Gentry	192 Crescent Ave.
Claudius Foulks	Not in proximity map, lives in Crescent Hills
Friend of Ms. Foulks	Not in proximity map
Mark Gaff	222 S.Bayley Ave. (Crescent Hill Neighborhood Assoc)

Doug and Karen Scales

Introduction of ourselves, our backgrounds and history of ownership activities since 1982. We have owned and operated property for 39 years.

Ms Foulks stated she was here in attendance more so for curiosity and that she has a carriage house on her residence and may want to utilize in short term rental. She received copy of the letter from friend.

Mr. and Mrs Gentry of 192 Crescent Ave. voiced 2 concerns.

1. Long Term vs Short Term rentals, does short term rental vs long term lower property values in a neighborhood? The discussion didn't reveal nor confirm any data to support the concern. Doug and Karen Scales suggested they would look for supporting articles of the industry and provide data to the Gentry's. It was noted the Gentrys purchased residence 25 years ago. Also that we've owned 195 Crescent Ave. for past 38 years. Gentry's are adjacent/near to rental properties that were existing rental properties for >25 years. Wendover Condos -17 living units were rental then converted and sold as individual condos. Carriage House Apts., 92 units; Berkshire Apartments 40 units and 3 rental duplexes.
2. Concern for management of the duplex, changing from long term to short term rental. The discussion was to clearly inform attendees that Karen and Doug Scales manage and operate the duplex and are intimately involved daily and weekly for the past 39 years. Attendees were informed we live 3 miles from property for past 3.5 years and previously 26 years just 1.5 miles from duplex. Prior to that lived in duplex as a neighbor. Also we would follow CUP guidelines of a 2 bedroom with maximum 4 guests in each living unit. Parking is in and on the property with large drive, 2 car garage and pad in front section of duplex. No parking on Crescent Ave. If any concerns, each attendee

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has Karen and Doug Scales phone numbers and were encouraged to contact us if anything would concern them, period. Plus Ms Vivian Wilson, "Resident" Mgr. of Carriage House Apts., lives onsite at the apartments and standing agreement to contact us with concerns. Good neighbor.

Meeting concluded at 7:40 p.m.

Meeting Notes compiled by Karen Scales

PRIOR TO MEETING, AFTER RECEIPT OF LETTER OF HEARING

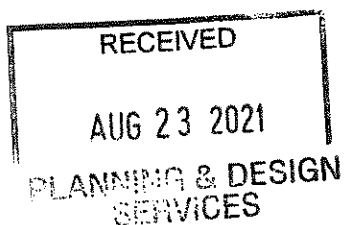
Phone calls

07/23- Pat Edmondson, manager of Wendover Condos. She commented that she stated, "I have no problems at all with you all doing short term rental"

07/23- Jerry Durbin, 2920 Brownsboro Rd., "I just wanted you to know I think at your property you should be able to do with it what you want. So good luck, thank you, bye.

07/30- personal conversation with Ms. Vivian Wilson, Resident Manager of Carriage House Apts., next door, for >25 years. Her living unit faces are backyard of duplex. She watches the coming and going and we have a standing agreement that she call us if anything arises. Good neighbors for all these years. "I have no issue with short term rental and I wish you the best of luck".

Various times- 197/199 Crescent Ave., spoke various times over period of months with owner of duplexes, Mr Ed Thompson, "No issue with you and Karen doing short term rental".



Doug & Karen Scales
KCS Properties, Ll.
Louisville, Ky. 40222

LEGAL DESCRIPTION OF 195 Crescent Ave., Louisville, Ky. 40206

This 2106 square foot multi family home has 2 bedrooms and 2.0 bathrooms. Beginning at a point in the East line of Crescent Ave. 425 feet North of the North line of Field Ave. as shown on a plan of Louis Lentz Subdivision of Fairview, of record in Deed Book 190, page 640, in the office of the County Clerk of Jefferson County, Kentucky; thence North along the East line of Crescent Ave., 59.52 feet and extending back Eastwardly of that width throughout between lines parallel with Field Ave. 148 feet.

Facts and features

- **Type:**MultiFamily
- **Year built:**1951
- **Heating:** Gas
- **Cooling:**Central
- **Parking:** 4 Parking spaces w/detached 2 car garage

Interior details

Bedrooms and bathrooms

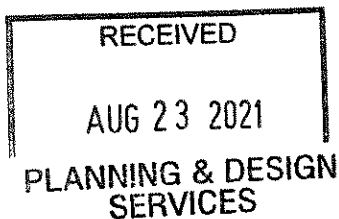
- Bedrooms: 4 & 2 Bathrooms

Other interior features

- Total interior livable area: 2,106 sqft

Parking

- Total spaces: 4
- Parking features: Garage - Detached, Covered



Property

- Exterior features: Brick

Lot

- Lot size: 8,799 sqft

Other property information

- Parcel number: 072G00850000

Construction details

Type & Style

- Home type: MultiFamily, Architecture: Conventional

Condition

- Year built: 1951

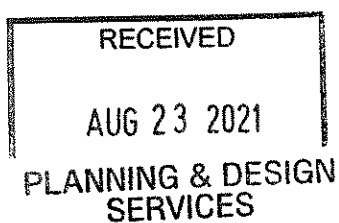
Management

- KCS Properties Llc.

Community and Neighborhood Details

Location

- Region: Louisville



Doug and Karen Scales

2100 Northfield Drive
Louisville, Ky. 40222

Dear Louisville Metro Planning & Design Services,

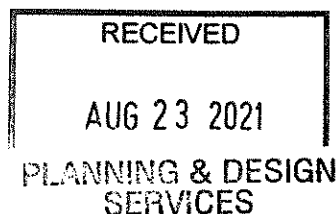
We as the owners of 195 Crescent Ave., are proposing for approval to utilize this properties dwellings, from long term rental to short term rental. There are 2 separate dwellings in this duplex, 1 living unit on first floor with 2 bedrooms and identical floor plan on upstairs unit, with 2 bedrooms.

Karen and I have been owners since early 80's and it has been long term rental throughout the years. We have lived in this property and now manage the property, daily. We live a few miles away from the duplex, in Northfield Subdivision, just east on Brownsboro Road.

Karen retired from Merck Pharmaceuticals 17 years ago and I recently retired from GE Appliances in October 2020. Our mission is to still provide quality living environment for people and to move back to 195 Crescent Ave. as a neighbor, in our latter years.

Thank you for your consideration and time,

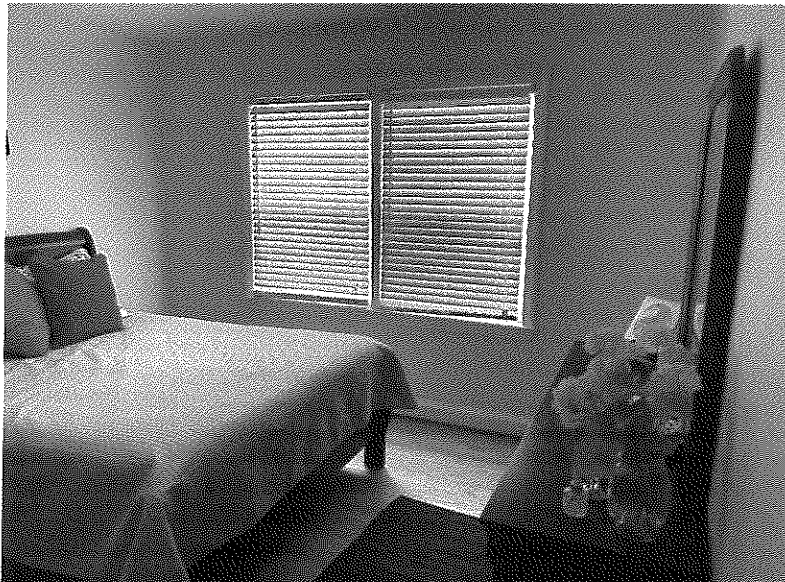
Doug and Karen Scales
KCS Properties Llc.



Subject Apt 1 Bedrooms 195 Crescent Ave.
From Doug Scales
<dmscales1@bellsouth.net>
To: Doug Scales
<dmscales1@bellsouth.net>, Karen
Scales <karenscales87@gmail.com>
Date Today at 4:43 PM



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Subject Apt2 Bedrooms 195 Crescent Ave
From Doug Scales
<dmscales1@bellsouth.net>
To: Doug Scales
<dmscales1@bellsouth.net>
Date Today at 4:45 PM



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