



Louisville-Jefferson County Metro Government

PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300
LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: <https://louisvilleky.gov/government/planning-design>

Appeal Application

Case Number: 21-APPEAL-0006

Submittal Date: 09/02/2021

Intake Staff: Jonathan
Lawler

Application Information

Primary Address: 108 STAEBLER AVE, ST MATTHEWS, KY 40207

Primary Parcel Id: 032600310036

Project Description: Appeal of a Notice of Violation by Saint Matthews Code Enforcement

Project Name: 108 Staebler Avenue

GENERAL INFORMATION

Land Use General	Residential
Land Use Specific	Single Family
Number of Meeting Notification Postcards	0

GIS INFORMATION

Council District	9
Current Subdivision Name	COLONIAL VILLAGE
Fire Protection District	ST MATTHEWS
Form District	NEIGHBORHOOD
Historic Preservation District	NONE
Historic Site	NO
Municipality	ST MATTHEWS
National Register District	NONE
Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	08-073
System Development District	NO

Zoning Code

R5

Owner Information

Name: HARMONY, PROPERTY MANAGEMENT LLC
Address: 6516 HARRODS VIEW CIR, PROSPECT, KY 40059 938

Contact Information

Type: Attorney
Name: Christopher Morris
Address: 231 Breckenridge Lane, Suite 201
Louisville KY 40207
Phone: 5025839701
Email: morris@hlhinjury.com

Owner Certification Statement

Application Submitted By: Christopher H Morris

I hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

NOTICE OF APPEAL OF CITY OF ST. MATTHEWS
NOTICE OF VIOLATION AND ORDER TO STOP USE

The purpose of this notice is to appeal the City of St. Matthews Notice of Violation and Order to Stop Use issued by Jack Ruf, Code Enforcement Officer, on July 28, 2021, for the property located at 108 Staebler Avenue. See Exhibit 1. The property is owned by Harmony Property Management, LLC. Per the Notice of Violation, the only Article violated is Article 4, Section 4.7. The Notice of Violation states:

You are operating or allowing the operation of a short term rental facility in a single family zone at 108 Staebler Avenue.

The Notice of Violation should be dismissed, and held for naught, for the following reasons:

1. The City of St. Matthews has not adopted the current Louisville Jefferson County Development Code. While the current Louisville Jefferson County Development Code has a “short term rental” definition, the City of St. Matthews Development Code does not. Therefore, the Notice of Violation is an arbitrary and capricious finding based on an arbitrary definition of “short term rental.” Any definition chosen by the Code Enforcement Officer is arbitrary as the term is not defined.

2. The basis for the violation is that 108 Staebler Avenue is in a single-family zone. Per the St. Matthews Development Code definitions, a single family dwelling shall mean:

a building or structure designed and intended for occupancy by a single family constructed on site on a permanent foundation in compliance with the standards contained in the Kentucky Building Codes.

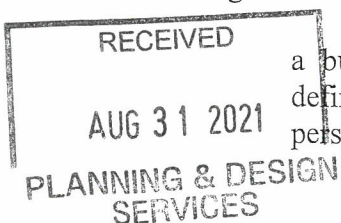
The 108 Staebler Avenue property is (1) a single-family dwelling as defined by the Code, and (2) used for the uses identified in Section 4.7.

3. Per communications with the St. Matthews City Attorney, it appears the City of St. Matthews believes that short-term rentals, while not defined, are to be considered multi-family residential zoning, boarding and lodging houses, or for apartments and hotels. See Exhibit 2. The City of St. Matthews’ argument is fatally flawed.

First, since short-term rentals are not defined in any of the above classifications, the City of St. Matthews cannot incorporate “short term rentals” into the definition by fiat. What constitutes a “short term rental” – it is a term of art not defined in the Code?

Second, short-term rentals do not fit within the “boarding and lodging house” definition. A boarding and lodging house is:

a building where, for compensation and a pre-arrangement of definite periods, meals or lodging or both provided for three or more persons, not including members of the keeper’s immediate family.



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Thus, if a “short term rental” was operated at 108 Staebler Avenue where one (1) or two (2) individuals stayed, it would not fit the definition of a “boarding or lodging house.” Accordingly, in order for the Notice of Violation to be enforceable, the City of St. Matthews must prove: (a) that 108 Staebler Avenue is being used by three (3) or more people outside the immediate family, and (b) that three (3) or more people are compensating 108 Staebler Avenue for a stay for a definite period of time, meals or lodging or both.

If we were to take the City of St. Matthews’ position as correct, then any rental property, whether short- or long-term, where there are three (3) or more individuals outside the immediate family staying at the premises would be in violation of the City of St. Matthews Development Code.

Third, 108 Staebler Avenue is not a “multi-family dwelling.” Per the City of St. Matthews Ordinance, a multi-family dwelling is defined as

a building, or portion thereof, designed for, or occupied by three or more families living independently of each other, and doing their own cooking in separate kitchens. This includes apartment houses and apartment hotels.

The 108 Staebler Avenue property only has one (1) kitchen – this is known, or should have been known, by the Code Enforcement Officer. The 108 Staebler Avenue property is not even capable of housing three (3) or more families living independently of each other. The City of St. Matthews Development Code allows for two (2) families living independently with separate kitchens without the multi-family designation.

Similarly, the City of St. Matthews cannot issue a violation without either (1) defining “short term rental,” or (2) proving the elements of the violation. It has not done so and cannot do so.

4. The City of St. Matthews’ actions are unconstitutional and exceed the power and scope of the authority granted to the City of St. Matthews, the Code Enforcement Officer, and all individuals involved in the determination and issuance of this Notice and the City of St. Matthews’ position regarding “short term rentals.” Furthermore, it appears the City of St. Matthews has chosen to selectively prosecute 108 Staebler Avenue considering there are numerous short-term rentals in the St. Matthews area for which a Notice of Violation has not been issued.

The aggrieved party files this appeal with the Louisville Jefferson County Zoning Board and/or Board of Adjustment, Code Enforcement Officer Jack Ruf, and the City of St. Matthews. The aggrieved party requests the present matter be scheduled for a Hearing with the Board of Zoning as directed by the Notice of Violation and Order to Stop Use.



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Respectfully submitted,

HARGADON, LENIHAN & HERRINGTON, PLLC

/s/ Christopher H. Morris

CHRISTOPHER H. MORRIS
231 BRECKENRIDGE LANE, SUITE 201
LOUISVILLE, KY 40207
PHONE: (502) 583-9701
FAX: (502) 589-1144
EMAIL: morris@hlhinjury.com
Counsel for Harmony Property Management, LLC

- Exhibits: 1. Notice of Violation and Order to Stop Use (7/28/21)
2. St. Matthews City Attorney email with codes (8/27/21)

CERTIFICATE OF SERVICE

It is hereby certified that on this 30th day of August, 2021, the foregoing was provided in the manner indicated to the following:

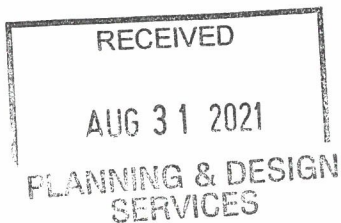
Louisville Metro Board of Zoning Adjustment
c/o Planning and Design Department
444 South Fifth Street, Third Floor
Louisville, KY 40202
Via Email: jonathan.lawler@louisvilleky.gov
and U.S. Mail

Jack Ruf
Code Enforcement Officer
City of St. Matthews
3940 Grandview Avenue
St. Matthews, KY 40257
Via Hand Delivery

John Singler
St. Matthews City Attorney
209 Old Harrods Creek Road
Suite 100
Louisville, KY 40223
Via Email: singlerj@bellsouth.net
and U.S. Mail

/s/ Christopher H. Morris

COUNSEL FOR HARMONY PROPERTY
MANAGEMENT, LLC



21-APPEAL-0006

EXHIBIT 1

RECEIVED
AUG 31 2021
PLANNING & DESIGN
SERVICES

21-APPEAL-0006

City of St. Matthews

3940 Grandview Avenue
P.O. Box 7097
St. Matthews, KY 40257-0097
(502) 895-9444

RICHARD J. TONINI
Mayor

JACK RUF
Code Enforcement Officer

NOTICE OF VIOLATION AND ORDER TO STOP USE

TO: NAME: HARMONY PROPERTY MANAGEMENT LLC DATE: July 28, 2021
110 LAWRENCE GALL, III, REGISTERED AGENT
ADDRESS: 6516 HARRODS VIEW CIRCLE ZONE: R-5
PROSPECT, KY 40059

OFFENSE: Violation of Article(s) 4, SECTION 4.7, R-5, A. PERMITTED USES
of the Development Code (including the Zoning District Regulations) as adopted by the City of St. Matthews.

Specifically YOU ARE OPERATING OR ALLOWING THE OPERATION
OF A SHORT TERM RENTAL FACILITY IN A SINGLE FAMILY
ZONE AT 108 STAEGLER AVENUE.

You are hereby ORDERED TO CEASE AND DESIST immediately all uses of the property which are directly contrary to the public interest and welfare. Failure to comply with this ORDER is punishable as a misdemeanor as prescribed by KRS 100.991 and each day of violation constitutes a separate offense, subject to a fine of \$10 to \$500 a day for each offense.


Jack Ruf
Code Enforcement Officer

Cc: Susan Clark, City Clerk
John Singler, Attorney, City of St. Matthews

NOTICE: Any person or entity claiming that there is an error in or claiming to be injuriously affected or aggrieved by this ORDER may appeal to the Louisville Metro Board of Zoning Adjustment in accordance with the procedures thereby set forth. Such appeal shall be taken within THIRTY (30) Days of receipt of this ORDER. (KRS 100.257 & 100.261). FILING an appeal does not allow continuance of the violation.

RECEIVED
JUL 28 2021

EXHIBIT 2

RECEIVED
AUG 31 2021
PLANNING & DESIGN
SERVICES

21-APPEAL-0006

Subject: 108 Stabler
Date: Friday, August 27, 2021 at 1:23:52 PM Eastern Daylight Time
From: singlerj@bellsouth.net
To: Chris Morris
Attachments: scan0071.pdf

Dear Chris:

I have gone over this with Jack and have the following to report.

The Development Code is a permissive document, not an exclusionary document. This is made clear in Article 3, please refer to the highlighted and attached pages I have numbered 1 and 2.

Under Section (c)1, you will see the language “No land may be used except for a purpose permitted in the district in which it is located...”, then under Section (C)2, “No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used or designed to be used for any purpose except a use permitted in the district in which the building is located.”

Because there is no permitted (or conditional) use applicable to short term rental in the R5 zoning district, that use not permitted. The zoning for 108 Stabler is R5, a single family zoning classification, see attached pages three and four. Multi-family residential zoning begins with R5A, attached as page 5 and 6.

The permitted use applicable for short term rental in the Development Code would be either boarding and lodging houses, or for apartment hotels and hotels.

Because the Development Code does have two classifications that would include the short term rental use, i.e., boarding and lodging houses and hotels; the Development Code is not silent on the use, the use is simply reserved for zoning classifications more intense than R5.

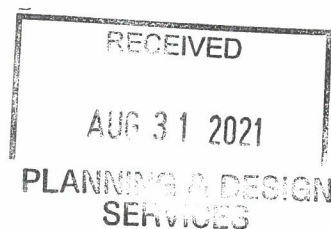
The permissive use of boarding and lodging houses begins in the R7 zoning classification, the permitted use for hotels or apartment hotels begins in OR3.

Unfortunately the conditional use of boarding and lodging homes is not available in R5, you can see that is only available within the City of Louisville, see attached page 3.

It would seem to that one option for your client might be to try for a re-zone to R7, with an understanding that he would enter into a binding element agreement binding out all other possible R7 uses, except for boarding and lodging homes, for the specific use of the site for short term rental facility.

That way if folks object when it come through St. Matthews, the re-zone is limited in scope to just the operation of a short term rental that has already been at the site and not for some other more intense future use under R7.

John Singler, Attorney at Law
209 Old Harrods Creek Road, Suite 100
Louisville, KY 40223
(502) 245-0825



ARTICLE 3 Zoning District Regulations

3. All territory which may hereafter be annexed to an incorporated area shall continue to be subject to the zoning district regulations applicable thereto prior to the time of annexation.

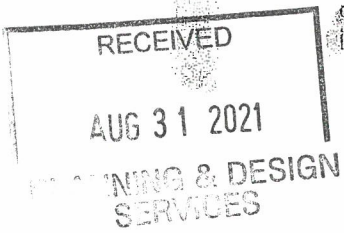
B. BOUNDARIES OF DISTRICTS:

1. A zoning district letter-number combination shown on the Zoning District Map indicates that the regulations pertaining to the zoning district so designated extends throughout the whole area bounded by the zoning district boundary lines, except as otherwise provided by this section.
2. Where uncertainty exists with respect to the boundaries of the various districts on the Zoning District Map, the following rules shall apply:
 - a. In cases where a boundary line is shown within a street, alley or stream, it shall be deemed to be in the center of the street, alley or stream, and if the actual location of such street, alley or stream varies slightly from the location as shown on the Zoning District Map, then the actual location shall control;
 - b. In cases where a boundary line is shown a specific distance from a street or property line or other physical features, this distance shall control;
 - c. In cases where a boundary line is shown adjoining or coincident with a railroad or public utility right-of-way or easement, it shall be deemed to be in the center of the railroad or public utility right-of-way or easement;
 - d. Where the Zoning District Map shows a district boundary line as approximately coterminous with a property line or lot line, then the district boundary line shall be said property line or lot line;
 - e. Where the public street or alley is officially vacated or abandoned the district boundary of the abutting property shall extend to the center line of such vacated or abandoned street or alley; and
 - f. Where any private right-of-way or easement of any railroad, canal, transportation or public utility company is vacated or abandoned, the district boundary of the abutting property shall extend to the center line of such vacated or abandoned property.

C. THE USE OF LAND AND BUILDINGS:

1. Land Use and Agricultural Purposes:

No land may be used except for a purpose permitted in the district in which it is located; however, land which is used solely for agricultural, farming, dairying, stock-raising, or similar purposes is not subject to regulations imposed by this ordinance relating to building permits, certificates of occupancy, height, yard or location requirements for agricultural buildings, including and limited to one mobile home used as a dwelling, except that:



ARTICLE 3 Zoning District Regulations

- a. Setback lines may be required for the operation of existing and proposed streets and highways, and
- b. All buildings or structures in a designated floodway or flood plain or which tend to increase flood heights or obstruct the flow of floodwaters are subject to the Flood Plain Regulations of this ordinance.

2. Building Uses and Location:

- a. No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used or designed to be used for any purpose except a use permitted in the district in which the building is located;
- b. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which the building is located;
- c. No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the area requirements of the district in which the building is located;
- d. Every building hereafter erected or structurally altered shall be located on a lot or tract as herein defined, and in no case shall there be more than one main building on one lot except group houses, multi-family residential buildings, religious complexes (sanctuaries/houses of worship, having ancillary structures such as activity buildings, residences for church personnel), commercial buildings and industrial buildings; *
- e. No mobile home shall be occupied or used for any residential purpose except when parked in a mobile home park, or when located on a lot of not less than five acres and used for agricultural purposes, and not more than one automobile trailer or mobile home shall be sold, displayed or stored on any property unless approved as a conditional use under Article 15. No other building or structure shall be attached to a mobile home. *
- f. Developments with an aggregate of 200 or more dwellings (single family or multi-family) shall have at least two separate access roadways connecting directly to existing roadway(s). Developments created prior to the effective date of this paragraph and not in compliance with it may be modified, including construction of ancillary facilities and improvements to existing structures, provided that the modifications do not increase the number of dwelling units. *

RECORDED No. 9-26-00
AUG 31 2021
PLANNING & DESIGN
SERVICES

Article 3-3

3

21-APPEAL-0806

Section 4.7 R-5 Residential Single Family District

The following provisions shall apply in the R-5 Residential Single Family District unless otherwise provided in these regulations:

A. PERMITTED USES:

- Accessory buildings or uses
- Agricultural uses
- Churches, parish halls and temples
- Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit
- Community residences
- Convents and monasteries *
- Country clubs
- Dwellings, semi-detached, on lots recorded before June 17, 1954, where each dwelling unit is constructed on its own lot and meets all other requirements of this zoning district
- Family care home (mini-home)
- Garage or yard sales
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
- Home occupations
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit
- Parks, playgrounds, and community centers, not for profit
- Single family dwellings
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. CONDITIONAL USES:

Certain uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Aviaries and zoos
- Boarding and lodging houses, nursing homes & homes for the infirm and aged ****
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit and private proprietary
- Commercial greenhouses **
- Day care center
- Doctor, dentist or chiropractor office
- Excavations, minor
- Family day care home ***
- Hospitals, institutions, nursing homes and homes for the infirm and aged *
- Hospitals and institutions ****
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- Towers, commercial

RECEIVED

APR 31 *Not in effect in the City of Louisville.
** Docket No. 9-69-88.

*** March 1992, Docket No. 9-67-91.

**** In effect in City of Louisville only

3

Section 4.7 R-5 Residential Single Family District

C PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: 6,000 sq. feet
- b. Width: 50 feet

The minimum lot area shall not be less than 6,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard 25 feet
- b. Side Yards:
 - Total for both: 10 feet
 - Minimum: 5 feet
 - For semi-detached dwellings, (only one side yard)
 - Minimum: 25 feet
- c. Street Side Yard: 25 feet
- d. Rear Yard: 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio 0.5
- b. Maximum Density: 7.26 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

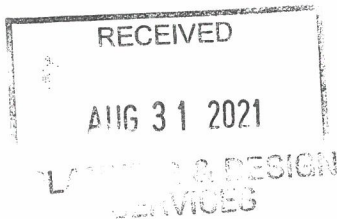
Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None



Section 4.9 R-5A Residential Multi-Family District

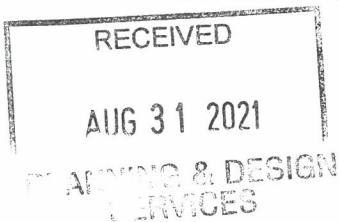
The following provisions shall apply in the R-5A Residential Multi-Family District unless otherwise provided in these regulations:

The Residential Multi Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single family dwellings, row houses and multiple family dwellings.

- A. PERMITTED USES:
- Accessory buildings or uses
 - Agricultural uses
 - Assisted living residence**
 - Churches, parish halls and temples
 - Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit
 - Community residences
 - Convents and monasteries *
 - Country clubs
 - Dwellings, two family
 - Family care home (mini-home)
 - Garage or yard sales
 - Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
 - Home occupations
 - Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit
 - Multiple family dwellings
 - Parks, playgrounds, and community centers, not for profit
 - Single family dwellings
 - Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner
 - Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

* Not in effect in the City of Louisville.

** Docket No. 9-26-00.



Section 4.9 R-5A Residential Multi-Family District

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Aviaries and zoos
- Boarding and lodging houses, nursing homes and homes for the infirm and aged **
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit and private proprietary
- Commercial greenhouses *
- Day care center
- Doctor, dentist or chiropractor office
- Excavations, minor
- Family day care home ****
- Hospitals and institutions **
- Hospitals, institutions, nursing homes and homes for the infirm and aged ***
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: 6,000 sq. feet
except that a lot having less area than herein required and having been recorded prior to the adoption of these regulations may be occupied by one dwelling unit.
- b. Width: 50 feet

The minimum lot area shall not be less than 3,625 square feet per dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

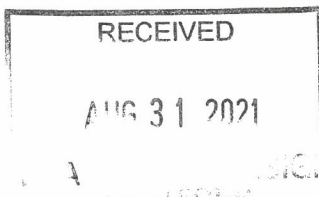
- a. Front Yard: 25 feet
- b. Side Yards:
Total for both: 10 feet
Minimum: 5 feet
- c. Street Side Yard: 25 feet
- d. Rear Yard: 25 feet

* Docket No. 9-69-88.

** In effect in the City of Louisville only.

*** Not in effect in the City of Louisville.

**** March 1992, Docket No. 9-67-91.





Land Development Report

August 27, 2021 10:54 AM

About LDC

Location

Parcel ID: 032600310036
 Parcel LRSN: 53351
 Address: 108 STAEBLER AVE

Zoning

Zoning: R5
 Form District: NEIGHBORHOOD
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: COLONIAL VILLAGE
 Plat Book - Page: 08-073
 Related Cases: NONE

Special Review Districts

Overlay District: NO
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: NO
 Enterprise Zone: NO
 System Development District: NO
 Historic Site: NO

Environmental Constraints

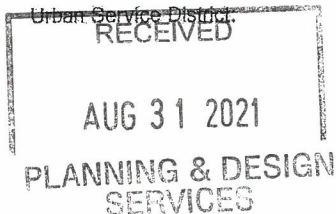
Flood Prone Area
 FEMA Floodplain Review Zone: NO
 FEMA Floodway Review Zone: NO
 Local Regulatory Floodplain Zone or
 Combined Sewer Floodprone Area: NO
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0028F
Protected Waterways
 Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO
Slopes & Soils
 Potential Steep Slope: NO
 Unstable Soil: NO
Geology
 Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO

Services

Municipality: ST MATTHEWS
 Council District: 9
 Fire Protection District: ST MATTHEWS
 Urban Service District: NO



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21-APPEAL-0006

Jack Ruf

From: Kala Spangler <kala@kalaspangler.com>
Sent: Wednesday, June 30, 2021 3:48 PM
To: Jack Ruf
Subject: question about short term rentals in St. Matthews

Hi Mr. Ruf,

I recently purchased a house at 106 Staebler and will soon be moving into St. Matthews.

I would like to know if there are any city requirements for short term rentals.

The house directly to my north (108) is being run as an Air B&B and I'm interested in learning what parameters (if any) the property owners need to follow.

Many thanks,

Kala Spangler
720-938-3697

CITY OF ST. MATTHEWS
CODE ENFORCEMENT

COMPLAINT/RESPONSE REPORT

3:45 P.M.

Date of Complaint: 6/30/2021

Location of Complaint: 108 STAEBLER AVE.

Property Owner

Name: HARMONY PROPERTY MANAGEMENT, LLC

Address: _____

Zip: _____

Home Phone: _____

Work Phone: _____

Nature of Complaint

A short term rental is operating at 108 Staebler. Said she just moved to the neighborhood and has seen out of town people on weekends especially.

Complainant

Name: _____

Home Phone: _____

Work Phone: _____

RESPONSE TO COMPLAINT

Date Complaint Received: _____

Person Responding to Complaint: Jack

7/29/2021 - issued zoning NOV to property owner after several site visits. See pictures.

Code Enforcement Officer

Date



7/ 5/2021





TEXAS
JZB-8653
THE GREAT STATE

7/ 6/2021



KZZ 6190

The Lone Star State TEXAS

7/ 6/2021



7/ 6/2021



TEXAS
DC7 H356
The Lone Star State

4FORCE V8 4WD

7/ 6/2021





108

GMC

Michigan
FRERKR 4

ACADIA

7/19/2021



GMC
FRERKR 4

ACADIA

108

108

7/20/2021



7/21/2021



7/27/2021



7/30/2021



7/30/2021

A GANNETT COMPANY

Advertiser:

HARGADON, LENIHAN & HERRINGTON
231 BRECKENRIDGE LN STE 201

LOUISVILLE KY 402073871

AFFIDAVIT OF PUBLICATION

**State of Wisconsin
County of Brown**

**LEGAL NOTICE
ATTACHED**

RE: Order # 0004933461

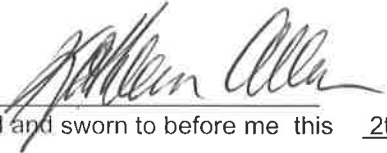
Account #: LCJ-0000001702
Total Cost of the Ad \$352.72

This is not an invoice

of Affidavits 1

I, of The Courier-Journal, a newspaper published and printed in the State of Kentucky, County of Jefferson, and having general circulation in the County of Jefferson, who being duly sworn, depose that the advertisement of which the annexed is a true copy and has been published in the said issue(s) dated once in each issue as follows:

10/02/2021



Subscribed and sworn to before me this 2th day of October, 2021


Notary Public

8-25-23

Commission expires



Public Hearing
Louisville Metro Board of
Zoning Adjustment

Monday, October 18, 2021,
meeting begins at 1:00 PM in
person at Old Jail Building 514
W. Liberty St. and online via
Webex

Case # 21-APPEAL-0006 located
at 108 Staebler Avenue, Louis-
ville, KY 40207 - an appeal of an
administrative decision. Cases
may be inspected in the office
of Metro Planning and Design,
444 South 5th Street Suite 300,
Louisville, KY. For special accom-
modations or additional infor-
mation contact Planning at 574-
6230 or to learn how to connect
online via Webex or to connect
by phone at [www.louisvilleky.gov/government/planning-
design/upcoming-public-
meetings](http://www.louisvilleky.gov/government/planning-design/upcoming-public-meetings). TDD 1-800-648-6056.