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Lawrence-Douglas County Metropolitan Planning Commission  
6 East 6<sup>th</sup> St,  
P.O. Box 708  
Lawrence, KS 66044

Date: 7 January 2019

Subject: SUP-18-00563 Special Use Permit for a non-owner occupied short-term rental located at 815 Alabama St.

First, let me thank you for giving us the opportunity to comment on the subject. We have lived directly across the alley from the property since moving to Lawrence 6 years ago this coming March. During this time we have found William (Bill) and Angela to be excellent property owners and neighbors. Please consider the following observations:

1. Bill has maintained the property and made a number of upgrades to improve the interior and exterior.
2. Angela, living next door, has worked closely with Bill on these efforts and closely monitors the short-term rentals. She makes sure the property is in excellent condition prior to and following all rental periods.
3. Do date, all short-term renters have been excellent. They have shown respect for the property and neighbors. Conversations we have had with the renters find them highly complimentary of the rental experience (property, neighborhood, location). In my opinion, these short-term renters are more respectful to the property and the neighborhood than some of the previous long-term renters.

We recommend the Special use Permit be approved. We feel this use of the property is good for the two invested individuals, the renters and the community.

Very Respectfully,

John W. Cantrell



Lawrence, January 21, 2019

Dear Katherine Weik – Planner II

In reference to Special Use Permit for a non-owner occupied short-term rental at:

815B Alabama st – Owner William Price

I am the owner and resident of 817 Alabama st since August 1988. This has always been a pleasant, quiet, family oriented neighborhood. Between Aug 2013 and Aug 2016, under 3 different tenants, it became unbearable to reside next door to 815 B unit. My bed room window is 15ft from the unit's front door.

Besides reoccurring loud arguments I had to presence midafternoon fights, trash burning , illegal trash dumping. The police paid many visits to the unit. All happening as I am the care taker of a terminally will person.

In order to minimize the stress and bring peace to the neighborhood I decided I had to hold that unit's lease and look for tenants myself.

Airb&b has provided me the perfect platform to bring peace back to our block. After carefully researching the business and having many friends that utilized the services, I had a strong conviction that do to the proximity to Downtown and KU, this place would work well for short-term rental.

After 150 hours of cleaning and \$ 5,000.00 of personal investment on new outlets, light fixtures, new bathroom vanity, new toilet, A/C in the bedrooms. Not only has the place gone through an enormous improvement but also took care of the problem.

I intend to hold the lease on that unit, if allowed, till I relocate myself from 817.

As I see, this property has an owner and 2 oversights, the City of Lawrence and myself, as the lease holder. And such a large fee feels more like a penalty.

Regards,

Angela Nascimento

Lease Holder

817 Alabama st Resident

















