



Mentelle  
Neighborhood  
Association

Lexington, Kentucky

January 31, 2024

Autumn Goderwis  
LFUCG Division of Planning  
Lexington, Kentucky

Dear Ms. Goderwis,

The Mentelle Neighborhood Association's board of directors unanimously opposes the application to turn a single-family home at 714 Hambrick Ave. into an un-hosted, short-term rental (STR) property for as many as 10 guests.

First, some background. The Mentelle Neighborhood Association — representing an area bounded by Richmond Road, Winchester Road, Walton Avenue and Mentelle Park — was one of the first in Lexington to welcome renters and businesses as full members. While a majority of our historic neighborhood is owner-occupied, single-family homes, we also have many rental homes and in-fill apartments. We have more than a dozen businesses, including those in the popular Warehouse Block district, as well as non-profit organizations such as the Children's Advocacy Center. We also have three houses of worship and a wonderful elementary school. This diversity of land uses and full-time stakeholders in our neighborhood's success makes Mentelle a great place to live and work.

Some Mentelle homeowners have hosted short-term rentals on properties where they live, and we have no problem with that. But we have become increasingly alarmed as one house after another has been converted from a full-time residence into an un-hosted short-term rental. Now that the city has finally required registration, we know there are at least 15 un-hosted short-term rentals at 10 properties within our neighborhood and at least four more within a block of our boundaries. These units have a total legal guest capacity of 138 guests.

Each time a home is converted into an un-hosted STR, we lose neighbors; the property is vacant unless occupied by a transient visitor with no stake in our neighborhood's well-being. Mentelle's charming homes and proximity to downtown have made it a popular place for investors to set up un-hosted STRs. But if city officials allow this to continue, the fabric of our successful neighborhood will be irreparably damaged. Enough is enough. We urge the Board of Adjustment to reject this application.

Sincerely,

Tom Eblen, President  
Mentelle Neighborhood Association.