

Emily Partack  
10141 Meadowknoll Drive  
Loveland, OH 45140

Dear Ohio legislators,

My family and I moved to 10141 Meadowknoll Drive in Loveland, Ohio, which is located in Symmes township, in 2019. Our oldest son was about to start kindergarten, and we knew we wanted to live in the Loveland school district. We spent several months visiting property after property in Loveland, looking for the perfect neighborhood. We wanted to live in a close community—one where we knew our neighbors and where our children could play safely with other kids. We were so pleased that we had found that neighborhood. Frequently, our neighborhood gets together for BBQs, play dates, kickball games, walks, or bike rides. We know almost everyone that lives on our street. There are many children, and we know the names and ages of the children in the neighborhood as well. In our community, we all look out for each other. Additionally, we appreciate that we live close to the Loveland High School, which has given us comfort that sex offenders cannot reside close to us due to being within 1000 feet of a school (per Ohio revised code 2950.034).

Around 18 months ago, we became aware that a house very close to us, 10112 Meadowknoll Drive, is used as a short-term rental through the company VRBO. Additionally, the owners of this house have purchased another property down the street and plan to use it as a short-term rental as well. Since the time that 10112 Meadowknoll started being used as a short-term rental, I have witnessed multiple parties with loud music playing after midnight, a wedding ceremony/reception that took place at the property, and illegal drug use. Now that there is a short-term rental in our neighborhood, we do not know on any given day who is at the property. In short, the house has become a party house and is most definitely not being used as a residential property. Instead, it is used like a hotel with a revolving door of vacationers with plans to add another “hotel” down the street. Because of the short-term rental, I do not feel as comfortable letting my children roam freely around the neighborhood.

I know most of my neighbors, and I do not know a single person who supports the use of 10112 Meadowknoll as a short-term rental. I have never met the owners who profit from this because they do not live at the property, but I presume they are in support of this bill so that they can continue to make money. Several members of our neighborhood have been in close contact with the Symmes Township Board of Zoning appeals. On February 7, 2022, there was a hearing with the Symmes Township Board of Zoning appeals about this property. The property was classified as functioning more like a hotel/motel, not a residential property. The zoning board is currently working to amend the zoning code to short term rentals. **I strongly believe the Symmes township zoning board should have the authority to define zoning laws in my district, including zoning about short-term rentals.**

Legislators who support H.B. 563 say they promote small government, but this bill would strip local government of their power to make decisions on behalf of their constituents. How do you justify this? I am aware that Airbnb has been lobbying the Ohio state legislature to not limit short term rentals. Of course, Airbnb does not want to limit short-term rentals, as that would affect their profits. However, as residents of our community, **WE should be able to decide what happens in our neighborhood**, not well-funded lobbyists. If short-term rentals are allowed throughout Ohio, how will Airbnb, VRBO, and others

ensure the safety of the children in our neighborhood when it is unknown at any given time who resides at the property? How will they ensure sex offenders are not within 1000 feet of a school? If you are in support of this bill because it will “help boost local economy,” how will it help local economy when the property values of houses located in neighborhoods such as mine decline, as people decide they do not want to buy a house in a hotel district?

Please, I am asking Ohio legislators to oppose H.B. 563 and allow local communities to put limits on short term rentals. Residents within the local communities are the most invested in this issue should be allowed to have a voice in what can happen in their neighborhoods.

Sincerely,

A handwritten signature in black ink that reads "Emily J. Partack". The signature is written in a cursive, flowing style.

Emily J. Partack