

Letter of Explanation:

My name is Chris Allen and I am a Louisville native. I have been interested in real estate investing, specifically short term rentals since 2017. Summer of 2022 I was fortunate enough to be able to purchase a property. Since purchase I have invested thousands of dollars and hundreds of hours improving the property. My plan, if approved would be to do a mix of STR and medium-term rentals (2-3 months) for traveling professionals. This is my only investment property and would be my only STR.

I have researched extensively how to effectively manage a STR. I have friends and family who both operate in the area and have given me advice - such as not renting to local. Parties are prohibited by AirBnB – which I intend to fully enforce. I live approximately 15 minutes away and plan to be a very hands on host.

This property would make an excellent STR due to the proximity to the airport, Churchill Downs, Louisville Cardinal Stadium and the KY Fair and Expo Center all within 5 minutes' drive. There are also many neighborhood amenities for visitors to patronize.

As a STR, this property would continue to be very well maintained. I currently pickup trash 1-2 times per week along Florence and 1st street. I have plans to complete other exterior improvements and landscaping in the Spring. I want my property to convey my pride of ownership to neighbors and renters.

Proposed exception to the 600' rule:

There is an approved STR within 600' located at 104 Florence Ave. It was not approved when I purchased my property, nor was it approved when I submitted my application. I was not the owner of the property when notice was sent out. I was not aware the owners of 104 Florence were pursuing a CUP until I noticed the sign in the yard in mid-July. There were long term renters living at 104 Florence, but I believe the property has now been vacant for the last month.

The overall concentration of short term rentals in the Wilder Park neighborhood is low. There are several multi-family properties nearby, as well as owner occupied housed and long term rental houses. There are also six M2 Industrial properties within 600'. I believe STR's will have a positive impact on the neighborhood, promoting positive activity.

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