

Letter of Explanation

12/20/2021

Address: 7071 River Rd, Louisville, KY 40059

We are filing an application for a conditional use permit for a short term rental at 7071 River Rd on December 20, 2021. My husband and I have over 20+ years in the rental property business. This will be our second application for a short term rental. The first was granted in May of 2019 and is under registration # STR929525.

This home is very large and has been a long term rental for many years and can continue to be kept as a long term rental, however, it is much safer to monitor the property daily and this can only be achieved with a short term rental situation. With a short term rental, we are able to keep up the inside of the home as well as the outside to maintain a clean, well presented house. It is also very good for the neighborhood as many local boat owners frequently have the need to rent on a short term basis for themselves or family.

The property has a long driveway that can hold over 6 cars, plus a 3 car garage. The driveway also has a circle in the front not only to allow more vehicles (if needed) but also to allow for ease of ingress/egress when entering or exiting River Rd and for the tour buses that these groups tend to hire for their event. Although the home has ample room many cars, we do not anticipate more than 4-5 to be in the driveway at any given time.

All of our long term properties are non-smoking, and we will be continuing this policy for our short term rentals. The short term rentals will be handled with a professional online reservation system that screens applicants including obtaining government ID's. The home is currently wired on the outside with 4 security video monitors, each with night vision, motion detection, recording capability, and two way speakers. This is to insure that the guests are secure. We will also be using this system to monitor that the rules of the number of guests and/or any unwanted activity.

We have owned this property for a long time and know many of the neighbors close to us by name.

Thank you for your consideration on our request.

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