

Letter of Explanation:

A Conditional Use Application (CUP) for the carriage house located on the same lot/track as the primary resident 4624 Southcrest Dr. in the rear, within 15 feet off the ally, is being filed with the Department of Louisville Metro Planning & Design Services on Apr 26, 2022 for the purpose of occasional short-term rental usage. No changes to existing structures and or layout of any structures on the lot are planned with this CUP request. And the use of the residential carriage house on this property does not change. As the current use is residential and has been used for this purpose since its building in 1910, nothing changes. The carriage house has 2 bedrooms and 2 covered parking spaces dedicated to this structure with access off the ally between Southcrest Dr. and Bellevue Ave. The ally serves as access to driveways and parking for the other 44 homes/structures along this block of Southcrest Dr and Bellevue Ave. This ally was formerly a horse path before automobiles existed, now a paved ally.

Summary: This carriage house has been used as a long term rental and or family residence since its building in 1910. The CUP will convert this residence from long term (30 days or longer) to short term (30 days or less), also commonly referred to as an Airbnb. Then the residence can serve as either a long or short term rental. This residence and property located at the same residence will stay as R5 single family resident. This does not change. This property also has a non-conforming right, which means it was built before any codes existed. The 2 residential buildings on the track/lot are within 50 feet of each other. And I live in the primary residence also located on the same track/lot and can directly monitor and control the guests in this unit. The intention is to serve a community visiting and working short term in the downtown, Churchill Downs and Kentucky Expo Center with affordable residential living in a residential neighborhood. The target market is visiting nurses, Churchill Down staff in town during meets and temporary exhibitors who both attend and put on events at the Ky Expo Center. The carriage house has its own drive way and carport housing 2 vehicles and a separate entrance off the ally.

- ADDRESS: 4624 Southcrest Drive
 - CASE #: 22-CUPPA-0054
 - PDS CASE MANAGER: Zachary Schwager
 - PDS CASE CONTACT (phone): (502)574-8219
 - PDS CASE MANAGER CONTACT (email): Zachary.Schwager@louisvilleky.gov ●
- COUNCIL DISTRICT: 21

My contact information can be found below:

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APR 26 2022

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