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Louisville Metro Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, Kentucky 40202

Re: Application for Conditional Use Permit
1938 Bonnycastle, LLC

To Whom It May Concern:

This letter is a detailed letter of explanation outlining the proposal to obtain a Conditional Use Permit ("CUP") for short-term rental use at 1938 Bonnycastle Avenue, Louisville, Kentucky 40205 (the "Property"). This letter is provided along with a CUP Application to Louisville Metro Planning & Design Services pursuant to Louisville regulations that require a CUP for non-owner-occupied short-term rentals.

I am the Manager of 1938 Bonnycastle, LLC, a Kentucky limited liability company (the "Owner"), which is the Owner of the Property. I am also a Louisville attorney who practices in real estate and business law. I grew up in Louisville, attended University of North Carolina-Chapel Hill for college, and came back to Louisville for law school because I wanted to live here after graduation.

I believe the highest and best use of the Property is as a short-term rental because of its fantastic location and proximity to Bardstown Road, its nice design, its available parking in back. My proposal is to obtain a CUP so that the Property may be listed on short-term rental web sites under the new regulations. There is one dwelling unit on the property, with two bedrooms and one bathroom. All of the dwelling will be rented at a time.

Using the Property as a short-term rental will be an excellent way for visitors to have a wonderful experience in Louisville, as the Property is less than a quarter-mile from many locally owned shops and restaurants, and easy walking distance to Bardstown Road. Using the Property as a short-term rental will generate more revenues for locally owned neighborhood businesses as the visitors to Louisville window shop on Bardstown Road. It will also bring in more tax revenues for the city, through OL-3 and transient taxes. The Property will allow Louisville visitors to experience the best parts of our city and increase our ever-improving national reputation as a travel destination.

I will oversee management of the Property if the CUP is granted, and may hire an additional manager to assist with daily operations if the Property is financially successful. I will also hire cleaners to clean between guests, and ensure that the Property is well maintained, clean

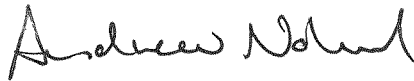
16 CUP 1038

and kept in good repair. There will be strict rules that no partying is allowed and the guests must be respectful of the neighbors. Guests will be required to agree with the house rules before their stay. I live just a few miles from the Property and will be available in case of any emergencies. There are two bedrooms on the Property, and the Property has two on-site parking spaces accessible from a back alley, which should alleviate any traffic issues.

My goal is for the Property to have a more positive impact on the city of Louisville as a short-term rental than it would if it were a traditional long-term rental. I hope you agree with me that this Property is a good candidate for a short-term rental CUP.

Thank you for your consideration and please let me know if you have any questions.

Yours Truly,



Andrew M. Noland

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