

# **Conditional Use Permit Justification Statement**

*(Pursuant to Chapter 4, Part 2 – Land Development Code)*

The Applicant respectfully submits the following findings of fact and conclusions in support of the requested Conditional Use Permit to allow a short-term rental within an existing single-family residence.

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## **1. Compliance with Applicable Specific Standards**

The proposed short-term rental complies with all applicable requirements set forth in the Land Development Code governing such uses. Specifically, the subject property satisfies the required **600-foot separation requirement** from other short-term rentals. The use will operate in full compliance with all applicable provisions, including occupancy limitations, registration requirements, and all other regulatory conditions imposed by the Code.

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## **2. Compatibility with Surrounding Land Uses**

The proposed use is compatible with the existing character of the surrounding area. The property will remain a single-family residential structure with no exterior alterations or changes in intensity that would alter its residential appearance. The use is residential in nature and consistent with the scale and form of development in the immediate vicinity.

The operation of the short-term rental will be conducted in a manner that preserves the quiet enjoyment and character of the neighborhood. The Applicant will implement operational controls designed to ensure that the use does not adversely impact adjacent properties.

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## **3. Impact on Public Health, Safety, and Welfare**

The proposed use will not adversely affect the public health, safety, or general welfare of the community. The Applicant will implement safety measures including exterior lighting, security systems, and monitoring tools to ensure a safe environment for both guests and neighboring residents.

Furthermore, the Applicant maintains a local, on-the-ground management and maintenance team capable of responding promptly to any issues or concerns. This operational structure ensures continuous oversight and accountability.

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#### **4. Adequacy of Public Facilities and Infrastructure**

All necessary public facilities and infrastructure, including transportation access, utilities, emergency services, and waste collection, are existing and adequate to serve the proposed use. The intensity of the use is comparable to that of a traditional single-family residence and will not create any undue burden on public services.

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#### **5. Traffic, Access, and Parking**

The proposed use will not generate traffic volumes exceeding those typical of a single-family residence. Adequate off-street parking is available on the property, and the Applicant will enforce strict parking guidelines to prevent any adverse impact on the surrounding neighborhood. Guest turnover will be managed in a controlled and orderly manner.

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#### **6. Nuisance Prevention and Mitigation**

The Applicant will implement strict operational policies to prevent nuisance conditions, including but not limited to noise disturbances, overcrowding, and unauthorized events. These measures include:

- A strict no-party and no-event policy
- Guest screening and vetting procedures
- Clearly communicated and enforced house rules
- Active monitoring and rapid response protocols

The Applicant has substantial experience operating short-term rentals and has maintained a consistent record of zero complaints or violations, demonstrating the effectiveness of these controls.

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#### **7. Applicant Experience and Operational Capacity**

The Applicant has significant experience in the ownership and operation of short-term rental properties, including the successful acquisition and management of multiple Conditional Use Permits. This experience has resulted in the development of proven systems for compliance, guest management, and property oversight.

In addition, the Applicant has engaged a local team consisting of property management, cleaning, and maintenance personnel to ensure continuous supervision and prompt resolution of any issues.

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#### **8. Consistency with the Purpose and Intent of the Land Development Code**

The proposed Conditional Use Permit is consistent with the purpose and intent of the Land Development Code, as it allows for a compatible residential use that is appropriately regulated to mitigate potential impacts. The use provides a needed lodging alternative for visitors, including families, medical visitors, and traveling professionals, while maintaining the character and integrity of the neighborhood.

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### **Conclusion**

Based on the foregoing, the Applicant respectfully submits that the proposed short-term rental:

- Complies with all applicable provisions of the Land Development Code
- Is compatible with surrounding land uses
- Will not adversely affect public health, safety, or welfare
- Will not overburden public infrastructure or services
- Includes sufficient safeguards to prevent nuisance conditions

Accordingly, the requested Conditional Use Permit meets all required standards of review and should be approved.