

Letter of Explanation for CUP Proposal
Property: 923 Central Ave

To Whom It May Concern:

I am writing this letter to further context in detail on the nature of this application for the Conditional Use Permit to operate 923 Central Ave as a short-term rental. The property is a 2-bedroom 2 bath single family home with 1,330 square feet of available space. We plan to use 100% of the space as a short-term rental if this CUP is approved. My husband (Jermaine Bibb Sr) and I acquired this dilapidated house in January of 2022 through an LLC (HeLu Group LLC) after it had been sitting in the neighborhood as an eye sore for over 15yrs. We are looking forward to renovating it to show the true Kentucky charm in which this house can become.

We have found there to be a strong demand for short-term rentals in the neighborhood. The location of Central Ave – directly right across the street from Churchill Downs – adjacent to I-65 and I-264 as well as Louisville International Airport has made the area a very logical space for travelers and tourists. Additionally, our proximity to University of Louisville, Kentucky Exposition Center, and various downtown businesses around us have ensured we are busy year-round with guest looking to stay in our neighborhood. We have found the ability for us to accommodate unique guests (i.e., those with pets, larger families, need for kitchens, etc.), many of whom who have looked to partner with us for their lodging needs.

We are excited for the prospect of using 923 Central Ave as a short-term rental. We understand this property does come within 600 feet of two other short-term rentals. We have attached the chart to highlight where those two properties are located. We encourage the board to consider the distance at which these properties are from one another. As both properties (905 Central Ave and 3002 Taylor Blvd) are the furthest extent of that 600-foot radius. Additionally, we ask the board to consider the density of housing in this neighborhood and the capacity of short-term rentals. Most homes in this area have lots not wider than 30 feet. This allows for many houses to fall within the 600-foot radius when compared to other neighborhoods (ie highlands, St Matthews, or other larger suburban developments). Moreover, most houses in this neighborhood do not allow for 3rd or 4th bedrooms. And as such, short term rentals are limited in the numbers of guest allowed, thus resulting in the amount of impact these guests can have on the neighborhood. We would also encourage the board to consider the positioning in the neighborhood where property lies. Churchill Downs parking lot is directly across the street of the property and the property is surrounded by vast amounts of commercial/mixed-use property (i.e. Pick Pack Grocery, Speedway Gas Station, Valaro Gas Station, etc.). Our short-term rental would not adversely affect those businesses, instead it would add additional patronage and revenue to our neighborhood. In talking to the immediate, surrounding neighbors, there has not been any negative objections to our proposed short-term rental, but will conduct the public neighborhood meeting as instructed.

Warm Regards,



Ericka Bibb