

LETTER OF EXPLANATION FOR INTENDED USE

Owner: Bob Woehrle

Address: 1267 Willow Ave. Louisville, KY 40204

CUP Case #: 17CUP1113

Mr. Woehrle's intentions for the Conditional Use Permit is to utilize Airbnb and VRBO to allow short-term rentals of the main home (4-story Victorian) and the detached Carriage House.

The 4-story Victorian will be rented only "only as a whole", meaning one group at time. The same standard applies to the Carriage House, no "rooms for rent" at either dwelling.

The 4-story Victorian and the Carriage House are listed as separate rental opportunities, however, the option exist for one group to reserve both homes together as one rental.

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TO WHOM DO WE RENT?

The home is only rented out as a whole, no single room rentals. At a rate of \$695 per night during the week and \$895 on the weekend evenings for the main home, we strive to attract high-end travelers. We do not and will not accept bachelor/bachelorette or college age groups. This is stated on our listings and all travelers are screened by Carolyn with a personal phone call to determine the reason for their interest in renting the home(s).

TO WHOM HAVE WE RENTED TO IN THE PAST?

Mostly families. Families who prefer to experience Louisville and our beautiful neighborhood in a more comfortable and personal setting. A place where they can cook meals together, relax and be together.

We have hosted families from around the world, including the Hollywood actor Kurtwood Smith (the actor who plays the dad from That 70's Show) and his family, families who are coming in for their daughter's wedding, their son graduating from U of L medical school, runners and their families for the Ironman competition, church groups and parents and their children who were in town for the national science fair.

THE SCREENING AND RESERVATION PROCESS

What we do prior to accepting a reservation:

- *Review their rental history
- *Inquire as to the reason for their visit
- *Make sure they understand our house/neighborhood rules. This includes, but not limited to, utilization of alley way (driving and walking), where NOT to walk and drive, noise levels outside and quiet hour times. How to dispose of trash, keeping house and yard clean, contact information for Carolyn, etc.

Upon accepting a reservation:

- *Collect a security deposit
- *Send them written house/neighborhood rules
- *Speak with the leader of the group about the house/neighborhood and expectations

Upon guest arrival:

- *Guest are reminded about the house/neighborhood rules with written materials left on the kitchen counter and posted on the wall (Carriage House) for them.
- *They are given Carolyn's direct number in case there are any questions or issues.

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*Carolyn is in contact with the guest, at least one time, during their stay to make sure all is in order and to make sure they have read and understand the check-out procedures.

Upon guest check out:

*Within 24-hours, Carolyn and/or Janet will check on the house and yard to make sure all is well.

*Carolyn will leave feedback on VRBO or Airbnb about how the guest did with cleanliness, following house rules, etc.

CARRIAGE HOUSE LONG-TERM RENTAL

There are currently long-term renters in the Carriage House. A husband and wife with a baby arrived in November 2017 and will remain in the Carriage House until, at least, July 2018.

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