

2216 Grinstead Drive

The home on Grinstead Drive is unique because of its surroundings.

1. The Grinstead Drive itself is not a traditional street, it is a Kentucky Highway (KY2860). The most recent count performed in 2016 by KDOT shows over 14,000 vehicles a day travel on it.

2. The surrounding properties are not all single family homes, there are various uses of the neighboring properties. Across the street and just west three parcels at 2201 Grinstead Drive is a commercial property. To the east and across the street is a maintenance garage storage and receiving facility for Cave Hill Cemetery. In the block just west of my home has a parking lot and another building owned and used by Highland Baptist Church. The home is only two-half blocks from the popular commercial corridor of Bardstown Road

3. The home is unique in other ways also. It has no off street parking nor, street parking in front of the house. In 2014 when Grinstead Drive was put on a diet (reconfigured) the street parking in front of the house was eliminated. Not only did this reduce the value of the home but it has made it harder to rent on a long term basis. This has not been much of an issue for short term rentals, as obviously it is not their permanent residence. There is adequate parking around the corner on Hilliard, as those homes have driveways as well as some with parking off an alley. Also many short term guests will rely on Uber and Lift.

4. Great effort was put in to renovating the home to provide a neat and modern home for guests to stay in. Including an exterior video surveillance system and if approved Noiseware, smart sensor equipped with noise monitoring technology a "Smoke Detector for Noise". Noiseware is a 24 hour monitoring service that will contact me if noise becomes too loud. This will act as a preventative measure too, as guest will know about the monitoring in advance deterring and preventing troublesome noise issues before they occur. Great effort is made to maintain the home in all facets, the home will be reviewed and assessed by just about every guest upon leaving the home. I must do an excellent job in maintaining the home both inside and out to receive favorable reviews and in turn earn future guest.

5. This home is not owned by an out of town company but an individual that lives less than 10 minutes away and is able to address issues quickly, if and when they occur. My contact information including my cell number is posted on the property,

Because of the uniqueness of the road which the home is located on it does not allow for the sense of community that one would find on a more traditional street. There are no front yards for children to play in on my block, the homes are just a few feet to the sidewalk, There is no alley in the rear, which may in turn be an access point to meet and socialize with adjoining neighbors. I urge the board to approve this request as I hope it sees a short term rental fits in with characteristics of the various types of properties on this busy corridor, will be managed locally and will have applications to monitor the level of activity at the house.