

Conditional Use Permit Justification Statement

Property Address: 2313 Branning Rd, Louisville, KY 40222

Applicant: Natalya Whitaker

This statement is submitted in support of the Conditional Use Permit application for a short-term rental located at 2313 Branning Rd in Louisville, Kentucky. The subject property is a detached residential structure located behind the applicant's primary residence at 6807 Brownsboro Rd. The structure is a two-story dwelling. The upper floor will be used exclusively as a private office by the owner, while the lower floor will be used for short-term rental accommodations.

Compatibility with Surrounding Area

The proposed use is compatible with the surrounding residential neighborhood. The property will maintain its residential character and appearance. The short-term rental will operate within an existing dwelling unit and will not introduce commercial activities that alter the character of the neighborhood. Because the rental structure is located behind the owner's primary residence and accessed through the shared driveway on the owner's property, the arrangement allows for direct oversight and management of guests. This on-site presence ensures responsible operation and quick response to any concerns.

Parking and Access

The property includes four off-street parking spaces located adjacent to the rental dwelling. These spaces will be designated for guest use. Providing dedicated off-street parking will prevent congestion or impacts to street parking within the neighborhood. Access to the dwelling occurs through the shared driveway connected to the owner's residence, further reducing the likelihood of traffic or parking impacts on surrounding properties.

Neighborhood Impact

The short-term rental will be operated in a manner consistent with Louisville Metro regulations. House rules will address quiet hours, parking requirements, occupancy limits, and general guest conduct to ensure that the use does not create nuisances or disturbances for neighboring properties. Because the owner resides on the property, the rental will be actively monitored and managed to maintain a safe and respectful environment for both guests and neighbors.

Conclusion

The proposed short-term rental represents a low-impact use of an existing residential structure and is compatible with the surrounding neighborhood. The on-site owner presence, dedicated off-street parking, and operational guidelines will ensure the property operates responsibly and in accordance with Louisville Metro regulations. For these reasons, approval of the Conditional Use Permit is respectfully requested.

Natalya Whitaker