

## To Whom it may Concern

We are requesting that we be grandfathered in to operate a short term rental based on the time of purchase. The new rules were not published and reasonable research tools were not available to us prior to or at the time of purchase, which is effectively when we began the process of establishing a short term rental in Louisville despite having not filed for licensure yet since we couldn't because we didn't own the house yet. Prior to purchasing our home at 1144 S. Floyd St. we performed our due diligence and researched local rules via the web to see if there were explicit rules pertaining to short term rentals that would prevent us from renting our home. We could find no such rules other than the requirement to secure a permit and pay the related taxes. For example, there was no mention of the 600' rule and there was no tool available to us to search if the house we were buying would be precluded from short term rental based on other properties within the 600' radius rule. This rule was added after we bought the property.

The below timeline is to help clarify the sequence just described.

### *Time Line (all in 2019)*

- March we visited the area with our 4 children and fell in love with the city. We had decided that we were going to make Louisville the community we were going to own a second home in.
- April we had found a property and purchased it with the intent to short term rent the property in order to offset the cost of owning a second home. (Short term rental was and remains the only viable way we could afford to become part of the Louisville community.)
- May the rules officially changed - <http://fss.sndit.com/4b1ff8162ff1>
- June/July – we heard from a neighbor that the rules had changed and we began the application process under the new rules when the rules were updated on July 31.

A few important items to note here:

- The timing put us in an unforeseeable and unpredictable circumstance where we made a major life decision based on information that was available to us at the time of purchase. Had the new rules been available or present or if there was a means of identifying that the property was already within the 600' radius of another property we would not have purchased the second home.
- Presently there is still no reasonable method by which people who want to establish a short term rental to properly research and plan a purchase in accordance with the new rules, most specifically the 600 foot radius rule.

Our family has been innocently caught in the crossfire of a policy change; a change that will place our family on the brink of financial despair if we are not able to execute the plan we started prior to the rules change.

Our home is within the 600 foot radius from another short term rental, but it is on an entirely different block and the building facings are nowhere near each other. We know all of our neighbors on our block already, and nobody even knew there was other short term rentals in the area because not a single property is on the same street, despite sharing an alley.

We are not real estate investors looking to make a quick buck. This property was purchased to become our second home because we desire to live here part time and to be active participants in the local community. We are not only acquainted with three of the 5 families that live on our block, but we have become friends to the extent that we have helped each other and shared leisure time together. We have the support of our neighbors in our endeavor, it will not distract the community, and if any issues come up we have multiple

people nearby who are available to help – Paul Bell our immediate neighbor phone 502-641-5146, Tad and Britt a couple who live 2 houses down 859-221-7480 (Tad's number), and Nick McCubbin who is a Louisville local and has become a dear friend to us 812-599-1096. We have already invested our hearts and time into this community. We have brought friends and family from out of town to stay with us at the home where we explored local attractions with them such as Mammoth Caves and Bourbon Distillery tours to name a few.

Without this approval this will cause a tremendous financial burden Julie, me and our 4 children. We both work full time and we are by no means wealthy. It is important to note that our professions allow us to work remotely whenever we choose. In fact, Greg's schedule is so flexible he could be on site within 6 hrs if the need presented itself. The long-term plan is to move here when our youngest (8) goes to college. We are sensible people who make every attempt to use our money wisely. The simple fact is that we would have never chosen the path of this home had the rules been available to us in advance of the purchase and if there were a functional tool to perform the necessary research specifically pertaining to the 600' radius rule. In order to make this purchase we had to leverage over half of our savings. If we are not able to establish this home as a short term rental for the times when we are not living here we will be forced to sell the property and we will incur a loss of approximately \$60k. This money took our family years to save and it will be lost to us because of an administrative crossfire we were unknowingly caught in. Recovering from this loss will set our family back a decade.

I trust this information will help understand the predicament our family is faced with in light of the recent rule change. We fully acknowledge that our family's wellbeing rests solely in your final decision in this matter. We also acknowledge that we are responsible for the choices we make, but that our choice was based on a subsequent change which we could not have anticipated.

With utmost respect and sincerity, we humbly request that you grant us a waiver in this matter and allow us to use the property as a short-term rental so that we can enjoy and take part in the wonderful community of Louisville that we have grown to love for years to come.

Warmest regards from two new community members,

Julie and Greg Tanacea.