

Information for Board of Zoning Adjustment Meeting

May 1, 2023

Case Number: 23-CUP-0033

Short-term rental at 1511 Tyler Park Drive

**Why am I requesting this conditional use permit?**

- Provide temporary housing from 3-29 nights for visitors to Louisville.
- Create positive cash flow to offset increasing costs of ownership: property taxes, maintenance, and to enable property improvements that add value to the neighborhood.
- To be a **local** host (**who lives next door**) thereby protecting the 600” buffer zone from any absentee STRs being established in this area.

**Why do I think this property makes a good STR?**

- Minimal impact to neighbors and neighborhood with only 9 houses on this block of Tyler Park Drive (west side of park.)
- Property faces Tyler Park in front and there is dense vegetation lining the houses on Rosewood Ave. directly behind the house. I live in the house next door, and the neighbor on the other side is a long-term resident, and has no objections.
- There are up to 4 parking spaces behind the house for guest use., so all parking is off-street.
- The Highlands is a popular tourist area with many attractions and is close to downtown, NULU, U of L, and Bellarmine.

**Why do I think that I am qualified to host this STR?**

- I will be the property manager who lives next door, so any issues will be handled promptly.
- I have experience with rental property, as I own and manage 2 long-term rentals in Louisville.
- I am on the Board of TPNA and desire to keep Tyler Park a beautiful neighborhood.

**What are the specifics of this STR?**

- Up to 3 bedrooms, 2 baths – 6 guests
- Anticipated nightly rental fee \$140 - \$200 range, before taxes and fees
- No pets
- No parties or loud activities on property
- Minimum renter age of 25, carefully screened prior to renting

**What is the target market?**

- Families vacationing or visiting relatives
- Parents of college students (Bellarmine, U of L)
- Retirees