

Letter of Explanation for Proposal

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To whom it may concern,

My wife and I recently acquired this family property. It is a second residence that we want to keep in our family. We spent several hours and dollars restoring this property to its original brilliance. Our desire is to use the property for short term rental, allowing us the opportunity to keep the property in excellent care and maintenance and provide supplemental retirement income.

Property:

- Address: 1221 Larchmont Avenue
Louisville, KY 40215
- Details
 - 1 Dwelling Unit
 - Entire Dwelling to be rented out
 - 827 square feet
 - Fully finished basement
 - 3 bedrooms (2 up, 1 down)
 - 2 baths (1 up, 1 down)
 - Single family residence
 - Detached 1 car garage
 - Concrete drive
 - Fully fenced yard
 - Secured with surveillance cameras at front and rear of property

Owners:

- Maggie Beverley
 - Employed by Kentucky Farm Bureau Mutual Insurance Company as a Business Analyst
- Joe Beverley
 - Currently employed by Louisville Gas and Electric as a Contract Coordinator
 - Retiring 1/2023
 - Profit from residence to provide retirement income

Our commitment to our neighbors is that the property will continue to be well maintained by my wife and myself. Property will be monitored for noise and outside activity. Should problems arise because of the short-term rental, we will pull from the market and move to long term rental.

Property is located .6 mile from Churchill Downs entrance, and just over 1 mile to University of Louisville and their sport venues, also within just a few miles are The Speed Art Museum, Ky Fair and Expo Center and Louisville International Airport. In addition, this property is less than 5 miles from downtown Louisville, Ky International Convention Center and Museum Row.

We greatly appreciate your consideration in approving our Short Term Rental!

Joe Beverley

Maggie Beverley

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Greetings!

10-01-2022

I am applying for a Short-Term Rental (conditional use permit) for my home located at 1221 Larchmont Avenue, Louisville KY 40215.

Just a little about myself, and my husband Joe. Joe and I are very involved in our community. We help manage a non-profit recreational soccer league here in Louisville, by putting in countless hours of volunteer time. In our Taylor-Berry neighborhood, we recently led the effort in the removal of an abandoned vehicle that sat on Larchmont for nearly a year. We also like to lend a helping hand to any elderly neighbors; with chores they may have around their homes. We recently had some new neighbors move in from Zimbabwe, across the street from us on Larchmont. They didn't have the tools necessary to cut down some shrubbery on their property. My husband helped to take those out and they were very appreciative of his assistance. We are also active on the Taylor-Berry Neighborhood Facebook page.

We recently acquired this home at 1221 Larchmont from my father, and I'm excited about the potential opportunity to rent it out to family and friends that are visiting Louisville. **This house means so much to me as it has been in my family since 1939, quickly approaching 100 years!** My father was born in this home, and many Christmases have been spent here with my family! This is a single-family dwelling, with a single car garage. We have a long driveway that I know would hold approximately 5-6 cars if need be. My husband and I always keep our property on Larchmont looking so nicely and take much pride in this home! It means a lot to us and to our neighbors to see the grass being cut on a weekly basis, weeds picked regularly, fresh mulch spread out as well as fresh flower plantings on the front and back porch's. The fresh coat of paint all over the exterior is also very appealing to the eye. We have 2 bedrooms on the main level of the home and a 3rd bedroom in the basement. The home is approx 950 sq feet in size.

My husband and I both, will be overseeing the property while it's rented. We plan to enforce rules to ensure that things are kept orderly while short term renters are using our property. We will continue to be respectful of unspoken civility and ensure that our guests will follow suite with the same. We live 10.3 miles away and it's a quick drive over when need be. We also have retired family members that have keys to our home, and they are always on call if need be.

We have excellent relations w/our neighbors at this property. They all have my husband and my phone numbers, and I have called or texted with many of them. We had 2 neighbors show up at our neighborhood meeting and both were in favor of our AirBNB proposal. In addition, we have assured those 2 neighbors, as well as the rest of the neighbors that if any issue(s) arises, we will address the issue promptly and in person. Our fellow neighbors keep an eye on things for us while the home is not in use. The neighborhood is not always the safest, so if they see anything suspicious, they don't

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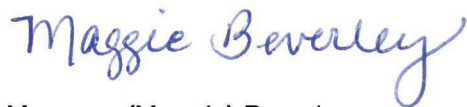
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hesitate to call us in those situations. It's nice to have such great neighbors all around us at this property.

I appreciate your review of our application and I look forward to becoming a responsible ***Short-Term Rental*** holder in this beautiful city of ours! Please feel free to drive by and take a look at our beautiful home on Larchmont. Stop in for a tour, anytime!

Thank you for your consideration! We greatly appreciate your time!

Sincerely,



Margaret (Maggie) Beverley

Mailing address: 4001 Carol Road
Louisville, Kentucky 40218
502-403-0059 (cell)

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