

September 20, 2021

RE: 21-CUPPA-0166 Summary Description of Short Term Rental Plans (1143 Delor Ave)

To Whom It May Concern:

**Dwelling Description:** The property at 1143 Delor Ave is a single-family home with a detached 2.5 car garage. It was originally built in 1950. We have owned this property and used it as our primary residence since August 2011. If approved, we intend to put the property into an LLC owned by us, the current owners.

**Space:** The above ground square footage is 1,470 sf, and total finished square footage is 1,725 sf. The property is a 3 bedroom, 2 bathroom Cape Cod-style house. The primary bedroom and bathroom, as well as the other full bathroom, are located on the main floor. Two additional bedrooms are located upstairs. The basement includes an additional finished room with a closet, door, and window that can be used as a bedroom but it is not classified as a bedroom at this time because the window does not meet required code. If approved for a Short Term Rental Conditional Use Permit, we would like to market this as a 4 bedroom, 2 bath home.

**Parking:** Total parking space at this property allows for 4 off-street parking spaces plus street parking. The property includes both a 2.5 car-garage with alley access and a driveway with street access that can accommodate two additional vehicles.

**Guest Management:** The property will be managed by Valery Nodem Jounda and Theresa Hathaway. We are currently shopping for a new home as our primary residence no more than a 25 minute drive from this property. Renters would have access to our cell phone numbers, and we would have a back-up emergency contact for the property in the event that we are not available.

Prepared by:

Valery Nodem Jounda and Theresa Hathaway