

## Letter of Explanation

Hello,

I intend to use my property, located at 700 E Oak St, as a short-term rental. The house will accommodate up to 6 guests (2 bedrooms with queen beds and a sofa bed, if additional sleeping accommodations are desired). For convenience, guests will have access to the 2-car garage, which will keep street parking spaces, currently utilized by neighbors and nearby residents, clear.

My name is Kate Dunlap and I have called Louisville home since 2013. I have a background in theatrical design and construction with a BA in Dramatic Arts and Film Studies, from Centre College. I have worked in the residential and lighting design fields, since moving to Louisville, and have been a full-time Realtor (Family Realty), since 2019. I have several years of prior experience, as an onsite manager/host of multiple short-term rental properties, and a strong interest in older homes and buildings, importantly the role they play within the fabric of a community and neighborhood identity. My personal residence is less than a mile (4mins) away, in Schnitzelburg. I will be an attentive thoughtful custodian of this home, a hands-on property owner/host, and a considerate approachable neighbor.

While some view short-term rentals as a sign of (unwelcome) gentrification; a springboard for tourists' weekend getaways; I also see a niche market for my fellow residents of Shelby Park and surrounding areas (Germantown, Schnitzelburg, Smoketown, etc) where, traditionally more compact homes, may not easily accommodate overnight guests. I have become acutely aware of this problem in recent years; like many, my small 1000 sqft, two-bedroom home, was transformed into a one-bedroom house with a dedicated home office, out of necessity. This has made it virtually impossible for my parents, who live out of state, to visit and due to health concerns, staying in a hotel miles away from my house is neither convenient, comfortable nor practical.

Whether it be a vacation, stay-cation, or something in between, my goal is to provide a curated comfortable space, within this iconic Shelby Park property, for visitors to enjoy while experiencing our vibrant city. 700 E Oak will be a welcome resource for neighbors, community members, family, friends, and out-of-town explorers, alike.

Best,

Kate W. Dunlap  
Property Owner/Applicant  
700 E Oak St. Louisville KY, 40203  
e. dictionarydunlap@gmail.com  
c. 864-710-6786