

To Whom It May Concern,

My plan for the duplex located at 721 Henry Firpo St is to transition the property from a long-term rental to a short-term rental. The property will be furnished and rented through the AirBnb platform. In all honesty, the reasons for the conversion are primarily attributable to the layout of the property and the characteristics that make it more conducive for a short-term rental:

- 1) The units do not have dishwashers, an amenity that is a borderline requirement for long-term renters but not at all necessary for short-term renters.
- 2) The units have minimal closet space. Again, something that long-term renters look for but isn't as critical for short-term renters.
- 3) One of the bedrooms in each unit is a 'walk-through room'. For long-term renters, this can be a deal-breaker but for short-term stays it is a non-issue.

For these reasons I have decided to transition the property to a short-term rental and am thus requesting a Conditional Use Permit to allow me to do so.

Thanks,
Conner Parsons