

I am here to ask for approval of the conditional use permit for the purpose of a short-term rental at _____. We purchased this property as an investment and we plan to self-manage.

My husband and I are experienced real estate investors. I am also a real estate agent. Purchasing properties to renovate to sell or to rent is our profession. We have long term renters as well as one operational short-term rental in the Camp Taylor area that is currently occupied by a traveling nurse.

We live in Mt Washington and can be at any of our properties within 30 mins or so in the event any issues arise. We have an experienced co-host who cleans our properties and could help us address any issues if for some reason we cannot be there.

We have done many renovations to the property not limited to cosmetic updates but, also improvements that will improve the overall security, condition and value of the home such as windows, new entry doors, and any and all plumbing and electrical issues have been corrected as well.

Cameras were installed at the front and back entry of the home so that we may monitor who is coming and going from the property at all times. We are very attentive property owners and care about the condition of our property. We respect our neighbors and will be diligent in providing a service that does not impede on their right to the peaceful enjoyment of their properties.

1627 Richmond Dr – 22-CUP-0261 – 4 beds, sleeps 10, 6 parking spots. There is another approved CUP on Newburg Rd (21-CUP-0059) within 600 ft. This will have very little impact because it is a street over and faces away from our house. In our immediate area of Richmond Dr there are numerous rentals. Most of the homes in our first and second tier are rentals with some of them being owned by individuals and a large number of them are student housing owned by Bellarmine University. We are currently marketing this property to traveling nurses and other professionals with a minimum stay of 30 days. We intend to rent it out for periods of 30 days or longer when possible and shorter periods for specific events such as Derby. This property is in very close proximity to Audubon Hospital as well as just a quick drive to other local hospitals.

3432 Wizard Ave – 22-CUP-0260 – 3 beds, sleeps 8, 4 parking spots. There are two other CUP's within 600 ft. (19-CUP-0158 approved & 22-CUPPA-0056 pending) Proximity to Churchill Downs is a determining factor. In our immediate area there are numerous rentals. Most of the homes in our first and second tier are rentals owned by individuals or businesses. We are very excited to offer this property to everyone traveling to Louisville for Derby of course because of the close proximity to Churchill Downs. This property faces one of the parking lots of Churchill and is just off Longfield Ave. Louisville has a lot of other attractions that bring travelers to our city. We plan to create an immersive experience in Louisville history and culture. In the slower months we plan to market the property not only on AirBNB but also on platforms that are used by traveling nurses looking for accommodations while working at one of our local hospitals. This property is in very close proximity to St Mary & Elizabeth Hospital as well as just a quick drive to other local hospitals.

313 Hillview Dr – 22-CUP - 0262 – 2 beds, sleeps 6, 5 parking spots. There are commercial properties nearby and the area is primarily rental. There are no other CUP's within 600 ft. This property currently has a long-term tenant who has been there since October 2021. He is a great tenant who I think will continue to rent this property long term. We are applying for this CUP if later down the road it becomes available to use as a short-term rental.