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LETTER OF EXPLANATION

To Whom It May Concern,

Several years ago, an artist from the St. James Art Fair approached me and asked if I ever rented the apartment behind my house for the art fair. I told him, "No that I had never considered it." He said if I ever did, he would be interested in renting it, seeing how close I was to the show and that there was a garage to secure his stuff. I always kept this in the back of my mind since, at that time, I had a long-time tenant living in my carriage house apartment.

Then over the past year, my long-time tenant moved out, so I began researching the process of applying for a short-term rental (STR) while a family friend was staying in the apartment. My initial intent is to rent my carriage house, which includes a two-bedroom apartment with parking in the garage below, out several times a year to help me supplement my retirement and to offset the cost of living in Old Louisville.

In the past, I have leased my carriage house apartment out on a month-to-month basis, mainly to family and friends. However, now I don't want the constant presence of someone living behind me, and STR provides me with this option.

With a STR, I can rent my carriage house out when I want while still getting an income from it to help supplement my fixed income and to help pay the bills associated with my property without someone always living there. Plus, it gives me the added luxury of keeping it available when any of my family or friends come to town.

My family has owned our property in Old Louisville for over 70 years, with five generations of my family living in this house. My brother, sister, and I were all raised here, as were my kids plus two bonus children. Hopefully, one of my kids will one day want to raise their family in our home, and the sixth generation of our family will continue our rich tradition of living in Old Louisville.

I can only assume that we are one of the oldest families to ever live in Old Louisville, and likely, we are the longest-tenured family living in Old Louisville today. So, our roots in this area run deep. Presently, my fiancé and I live in the main house and have no plans to move.

My grandmother and grandfather purchased our house in the 50s as a family home and a rental investment. My father and mother then converted the main house from apartments to a single family in the 60s, and I'm on my second remodel of our home.

During the first remodel, I had the whole house tucked pointed, put in over 50 replacement windows, repaired all the stained glass windows, updated the electrical and plumbing, added tankless water heaters, insulated the attic and walls, and put in an alternative heating source for our living area. Now I'm working on a top to bottom/inside-and-out renovation of the house.

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During this 2nd remodel, I have put on a new roof, begun painting every room from the 3rd floor down while refinishing the staircase to its original finish, and waterproofing the basement. Outside I have had my front stone wall and steps reset, and I'm in the process of getting the iron gates repaired. As you can see, I have a lot of time and money invested in not only our house but in the carriage house, as well.

Around 2003 I began construction of the present carriage house. The original carriage house was torn down sometime before my birth, but the footprint of the original building was still there. Since I didn't know the exact design of the original carriage house, I built the present one on the old footprint and used designs of other carriage houses I had seen in the neighborhood growing up. The carriage house I designed and built is a two-story building with a shed-style roof with an apartment, and a garage under it. The carriage house sits around 20 yards behind the main house on about 1500 square feet of my property (see the attached overhead picture).

The four-bay garage has a car lift on one end (see attached floorplan). Using the car lift, I can park five cars in my garage, with two more parking spaces on the pad leading up to the garage. We use the garage to park our and our guests' cars, and I have used it as a gym and workplace.

The apartment over the garage is a two-bedroom apartment with a full bath, laundry room, kitchen, and small living room next to the kitchen (see attached floor plan). It also has its own entrance from the garage and a deck that runs off the back. In total, it has almost 1000 square feet of additional living space. Presently, we have been using the apartment in the carriage house to live in as we remodel the main house and as a place, for our guests to stay.

I have enjoyed working, living, and playing in Old Louisville, and there is no place where I would rather live. More than most, I understand the culture and issues around Old Louisville, and I don't see STRs being detrimental to living in this community. If not for the map provided to me by my case manager, I would have never known that the addresses highlighted on the map were STRs. Now, as I walk around the neighborhood, I look for these SRTs, and you can see the care these owners take in their property.

As the bed and breakfast have done in the past for Old Louisville, I see SRTs doing the same thing. SRTs are a way to bring life back to our neighborhood through new investments and the influx of guests. SRTs can bring new life to the area and help change the perception of Old Louisville as a place to avoid into a place to live. So, as a person who has lived and worked in Old Louisville for most of his life, I see nothing but positives with SRTs, and one of the reasons for my application.

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