
Murphy & Klein Property Management

1245 Plum Ridge Road
Taylorsville, Ky 40071
(502) 553-1215
erinklein213@yahoo.com

14th November 2022

Board of Zoning Adjustment

444 S 5th St
Louisville, Ky 40202

Dear Board Members,

This letter is meant to serve as the Letter of Explanation as required in the Conditional Use Permit Application for a Short-Term Rental. Our names are Erin Klein and Alandre Murphy and we are the owners and operators of Murphy & Klein Property Management LLC. We currently own 1342 S. 2nd St Louisville, Ky 40208, a three bedroom 2.5 bathroom home located in Old Louisville and seek to apply for and obtain a Conditional Use Permit in order to list our property in its entirety as a Short-Term Rental. In July of 2021, after living in the property for four years, we moved approximately 30 minutes away for a quieter, more slow paced lifestyle. Unfortunately, at the time of our move, the sale of 1342 S. 2nd St was not a fiscally responsible decision so we chose to keep the property and prepare it for future rental in order to provide steady income for our family. This process has included, but is not limited to, taking extra security measures through a security system for the benefit of the property, any future guests, and the neighbors, having bi-weekly landscapers maintain the property's exterior to add to neighborhood curb appeal, and personally making almost daily visits to the property to ensure it remains in safe and secure condition as we navigate the process of approval.

As a lifelong Louisvillian, Ms. Klein is an active member of The Klein Family Foundation which is a philanthropic foundation that donates to local charities, non profits, and federal giving programs, is the former Supervisor of Meals on Wheels located in the Arthur S. Kling Senior Center which is in Old Louisville at 219 W. Ormsby Ave, and created and piloted a Prevention and Diversion program for families and children facing/experiencing homelessness for the Coalition for the Homeless also located in Old Louisville at 1300 S 4th st. We are very invested in Old Louisville and wish to bring more visitors and awareness to the neighborhood. Having been residents, home owners, and employees in Old Louisville, we have had a front row seat to the beauty Old

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Louisville offers as well as the inequities and difficulties the neighborhood faces. Since not very many hotels exist in Old Louisville and the visitors who stay downtown do not often travel into Old Louisville, we hope that by hosting visitors, the neighborhood can experience a shift in opportunities. We intend to provide a lengthy list of restaurants, bars, boutiques, parks, and entertainment venues in Old Louisville to encourage any future guests to stimulate the neighborhood's economy while also showcasing the elegance, charm, and history of the neighborhood and its residents. Murphy & Klein Property Management also intends to donate 5% of our annual net profit if awarded the Conditional Use Permit for 1342 S. 2nd St to non profits, agencies, and events that serve the Old Louisville neighborhood.

In conclusion, we would like to thank you all for taking the time to hear and consider our proposal. We hope to be granted the opportunity to continue our long standing, dedicated relationship with Old Louisville, a neighborhood we love and believe in, by listing our property as an approved Short- Term Rental.

Sincerely,

Erin Klein

Alandre Murphy

Murphy & Klein Property Management LLC

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