Condition Use Permit Justification Statement

The property (817 French Avenue, Louisville, KY, 40217) will be a **Non-Primary Residence:** A standalone dwelling unit that is **not** the primary residence of the owner or a short-term rental of a condominium unit that is the primary residence of the owner in an R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district. The property will also be a short-term rental of a dwelling unit that is not the primary residence of the owner or a condominium unit that is the primary residence of the owner that is in an OR, OR-1, or OR-2 district and a TN form district; and a short-term rental of any dwelling unit in a TNZD district. The owner of the property's primary residence is 2808 Pindell Avenue, Louisville, KY. The owner of the property lives in proximity to the property above to better manage it as a short-term rental. The property is also not located within 600 feet of any property approved for short-term rental per Louisville CUP map research.

June 17, 2026

To Whom It May Concern,

I am writing to respectfully request approval for a short-term conditional use permit for the property located at 817 French Avenue, Louisville, KY 40217.

My goal is to use this property as a short-term rental to help build long-term financial stability and create generational wealth for my family. This investment is important to us, and we are committed to operating the property responsibly and in ways that benefit the neighborhood.

One of the main reasons we chose this property is its close proximity to our primary residence at 2808 Pindell Avenue, Louisville, KY. Because we live in the same neighborhood, we will be able to manage and monitor the property regularly and actively. This allows us to respond quickly to any concerns, maintain the home to a high standard, and ensure that guests respect both the property and the surrounding community.

As nearby residents ourselves, we care deeply about preserving the character, safety, and integrity of the neighborhood. We are committed to maintaining the property in excellent condition, screening guests carefully, enforcing quiet hours and house rules, preventing parties or disruptive behavior, and being readily available to address any issues that may arise.

We intend to operate this short-term rental in a way that reflects pride of ownership and respect for our neighbors. We believe this use will be an asset to the area while allowing us to responsibly invest in our family's future.

Thank you for your time and consideration. We appreciate the opportunity to be considered for this permit.

Sincerely,

Sherry and Casey Westenhofer
502-333-4964
stolentino02@gmail.com