CONDITIONAL USE PERMIT JUSTIFICATION STATEMENT

Short-Term Rental Conditional Use Permit

Property Address: 1303 Ellison Avenue, Louisville, KY 40204
Applicant: Youssef Elbouab

Justification Statement

This statement is submitted in support of an application for a Conditional Use Permit (CUP) to operate a Short-Term Rental (STR) at 1303 Ellison Avenue, Louisville, Kentucky 40204.

The subject property is an existing single-family residence containing four bedrooms. The proposed use will allow the property to operate as a professionally managed short-term rental while maintaining its residential character and compatibility with the surrounding neighborhood. No structural additions, expansions, or significant exterior modifications are proposed.

Compatibility with the Comprehensive Plan

The proposed use is consistent with the goals and objectives of the Louisville Metro Comprehensive Plan by promoting the efficient use of existing residential housing while preserving neighborhood character and stability. The property will continue to function as a residential dwelling, and the proposed short-term rental use will not alter the appearance or residential nature of the property.

Because the dwelling is an existing residence, the proposed use represents an adaptive use of existing housing stock without requiring redevelopment or changes that would negatively impact the surrounding community.

Impact on Adjacent Properties

The proposed short-term rental is not expected to adversely affect neighboring properties. The residential appearance of the home will remain unchanged, and the property will be maintained in compliance with all applicable Louisville Metro ordinances, zoning regulations, and property maintenance standards.

The applicant is committed to operating the property responsibly and maintaining positive relationships with neighboring residents. Guests will be required to follow established house rules designed to minimize potential impacts on the neighborhood and ensure respectful occupancy.

Traffic and Parking

The property provides approximately seven (8) off-street parking spaces, which are sufficient to accommodate guest vehicles and minimize the need for on-street parking.

The proposed use is not expected to generate traffic volumes substantially different from those associated with a typical residential use. Adequate off-street parking and professional management oversight will help ensure that traffic and parking impacts remain minimal.

Property Management and Operational Controls

The property will be professionally managed by a property management company responsible for:

- Reservation management

- Guest communications
- Property inspections
- Maintenance coordination
- Compliance monitoring
- Emergency response and issue resolution

All guests will receive written house rules addressing:

- Noise control
- Occupancy limits
- Parking requirements
- Trash and recycling procedures
- Respect for neighboring properties
- Compliance with all local ordinances and regulations

Management personnel will be available to respond promptly to concerns or issues that may arise during guest occupancy.

Public Health, Safety, and Welfare

The property will comply with all applicable requirements of Louisville Metro Government, including zoning, building, fire safety, and short-term rental regulations. The dwelling will be maintained in a safe, clean, and sanitary condition for guests and neighboring residents.

The proposed use will not create hazards, excessive noise, traffic congestion, or other conditions that would be detrimental to the public health, safety, or welfare of the surrounding community. The combination of professional management, established operational controls, and adequate parking will help ensure responsible operation of the short-term rental.

Conclusion

The proposed Short-Term Rental at 1303 Ellison Avenue is compatible with the surrounding residential neighborhood, provides adequate off-street parking, and incorporates professional management oversight to ensure responsible operation.

The property will continue to maintain its residential character while contributing to local lodging opportunities for visitors to Louisville. The operational measures described above are intended to protect neighborhood quality of life and ensure compliance with all applicable regulations.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit.

Respectfully submitted,

Fatima Elmakkaouy
Date: June 3, 2026