Letter of Explanation
Property Address: 1303 Ellison Avenue, Louisville, KY 40204

To Whom It May Concern:

I respectfully request approval of a Conditional Use Permit (CUP) to operate a Short-Term Rental (STR) at the property located at 1303 Ellison Avenue, Louisville, Kentucky 40204.

The property is a single-family residence consisting of four bedrooms. The entire home will be utilized as a short-term rental and marketed through Airbnb and similar lodging platforms. The maximum occupancy will be limited to ten (10) guests at any given time.

I am the owner of the property and am employed as a contractor. While I do not reside at this address, the property will be professionally managed by a licensed property management company. The management company will oversee guest communications, reservations, property maintenance, housekeeping coordination, and compliance with all applicable local ordinances and regulations.

To minimize impacts on neighboring properties, the residence provides eight (8) off-street parking spaces, which will adequately accommodate guests and reduce the need for on-street parking. Guests will be required to comply with clearly established house rules addressing parking, noise levels, occupancy limits, trash disposal, and respect for neighboring residents and properties.

The property will be maintained in a safe, clean, and orderly condition at all times. Management personnel will be available to promptly address any concerns or issues that may arise during guest stays, ensuring responsible operation of the short-term rental and preserving the character of the surrounding neighborhood.

I appreciate your consideration of this application and respectfully request approval of the Conditional Use Permit.

Sincerely,

Fatima Elmakkaouy
Date: June 3, 2026

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