

Letter of Explanation

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PLANNING &
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Owner: Deirdre Seim

Owner Occupation: land lord

The site is a single family home purchased by me in November 2011 for use as a rental and to house my parents' in law several months each year. The home was fully remodeled (new roof, all new electrical wiring, insulation, new bathrooms, interior and exterior paint, floors refinished, etc.). The first short term rental occurred in May 2012. Unfortunately, due to declining health, my in laws have not stayed in the home since 2014. Since then, the home has been a fully furnished rental with rental periods ranging from a few days to over nine months. I have collected Kentucky sales and transient taxes on every rental of less than 30 days, I began collecting the Louisville Metro Transient tax the day the STR ordinance went into effect.

The home is 2500 square feet with four bedrooms, four full bathrooms, a small den, a large living room, a dining room and an eat in kitchen. It is beautifully furnished and very well maintained. Most of renters are professionals with short term work assignments in Louisville, but we have also had vacationers, relocating families and on several occasions, local families who had storm damage or major remodeling projects that made their own homes temporarily uninhabitable. It is rented as a single unit, to one renter at a time.

In the five years that we have had short term renters we have had few problems. I did receive one phone call about noise, from the next door neighbor (Michael Trabue at 2108 Edgeland Ave) in May, 2013. I was at the house within 15 minutes to handle the problem. As a result of that complaint, I tightened the rules for renters; deck use is restricted to no later than 9pm weeknights and 10pm on weekends. Group of over 6 persons must be families or mature couples only.

We have never had a noise or disturbance call to the police regarding the home (I have confirmed this with Louisville Metro public records). I have occasionally received complaints from my renters about excessive noise from the house next door (2112 Edgeland Ave), a duplex, one half of which is rented out to four young single men.

I propose to continue renting the home for short term periods.