

Sandra Corlett –Conditional Use Permit Application 17CUP1000

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3/2/2017

To Whom It May Concern,

I am seeking to get a Conditional Use Permit to use the house at 1120 Everett Ave as a Short Term Rental. In 2000, I moved my family to Shelby County, Kentucky to start an organic farm. I am a precious metal artist (I am a bench jeweler who works with precious metals and precious stones) and, in 2006, I started the first certified organic farm in the Louisville area, certified to the USDA National Organic Standards, in Shelby County Kentucky. The long-term plan was to start the farm and keep the Everett Ave house until I am too old to farm. At that time, when I am too old to want to continue farming, I plan on moving back to the Highlands. In the meantime, I have allowed several friends to live in the house for different reasons: one was recovering from breast cancer; one had kidney problems and needed to be close to the hospital; one couple lived in an apartment house that became very dangerous in which to live. The downturn of the economy in 2008 proved to be a very difficult time for many people who I know. In each case, I was trying to help some friends. In each case, I did not have access to the house and the people who lived there did not do a good job of maintaining the yard, or the house itself. Each time I got my keys

back from one of my friends, I would survey the damage that was incurred. I had completely redone the interior of the house and it was frustrating for me to repair damage that I, myself, had no part in doing. Some of the damage was infuriating. I understand that a few of my friends had health issues, but it was difficult for me to maintain the yard at my farm and at the Everett Ave house while other people were living there. The dating couple (who moved because their apartment was no longer safe or secure) were very respectful and did a great job of maintaining the yard. However they were the only friends who maintained the property up to my standards.

I would like to get a Conditional Use Permit to maintain the house as a short-term rental so that I can keep the house in good shape, maintain the yard and do more landscaping to get it back to the lovely garden that I used to have. I would like to make sure I can monitor it. I think that the Highlands, and specifically this location, is a perfect place for an Airbnb and I think it would allow for guests to Louisville to enjoy staying somewhere unique, convenient and authentic. I enjoyed staying in BnB's when I was traveling in Europe and found the experience of staying in a residential area invaluable to experiencing life like a "local".

This is a single family dwelling and will only be rented to groups who are traveling together, although I do intend to rent it as either a one bedroom or a two bedroom by locking off one of the bedrooms so that I can be more flexible with the price.

I plan on moving back to the Highlands when I no longer want to farm, until that time I would like to at least make enough money on the

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property to pay for maintenance and expenses. I do enjoy working in the yard and I still love the neighborhood.

Thank you for your consideration of my application.

Sincerely,

Sandra Corlett

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