

Kate J Smith & Anthony J Smith  
113 W Collins Ct  
Louisville KY 40214  
20-CUP-0020

To Whom It May Concern:

Good afternoon; we are writing today to support what we feel is a just exemption to the '600-ft rule' pertaining to short-term rental properties here in Louisville. There are a few relevant reasons we feel we would be good candidates to operate such a property:

First, we purchased our home in January 2016 and have been steadily remodeling and updating it since moving in, and as one of the few owner-occupants in the neighborhood, we definitely feel a sense of pride in improving not only our property, but the neighborhood as well. We are members of the Wilder Park Neighborhood Association, and regularly attend meetings and engage with other members of the community. Our plan to is hopefully build a new garage with accessory apartment above it at the rear end of our lot (on our alley) – ideally the apartment would occasionally be used as a short-term rental, and we will continue living in the main house as our primary residence.

Our reason for seeking conditional use as a short-term rental and not a long-term rental is we also want the capability to occasionally house our family when they come to visit. Kate's family live out-of-state and out-of-country, so sometimes stay for long periods of time, and although Anthony's parents live relatively close, his father is in declining health and we would like a place to keep him close by, should that become necessary. Unfortunately, using the apartment in this manner would be impossible with long-term tenants.

Other relevant information is that Kate is a property manager and realtor in Kentucky, so has experience vetting and managing tenants, and Anthony owns a home maintenance and remodel company in Jefferson County, so we feel extremely confident that we can maintain a high-quality property with equally high-quality tenants. In addition, we will also be living ON the property at the same time – being on-site essentially any time we have guests is going to ensure that we are able to effectively and efficiently manage the diverse predicaments that tenancy can bring, without being a nuisance in our own neighborhood.

Additionally, one of our priorities in starting this project is of course adding a garage – not only does it add value to our home and give us peace of mind with secure parking, it provides us with much needed additional storage and space for us in the main house. Including the apartment above and using it as a short-term rental, even sporadically, affords us the ability to fund the building of the garage/apartment using our current savings.

We are confident there will even be some as yet unforeseen benefits to having this new addition in our own backyard. Thank you for your consideration, and we do hope that you approve.

Sincerely,

The Smith Family