

April 14, 2021

RE: CUP Formal Application (Pre-app 21-CUPPA-0028): 919 E. St. Catherine St. Louisville, KY
40204-1847

To whom it may concern,

Josh Lamers and Lauren Landem are submitting a formal conditional use permit application to obtain a short-term rental permit.

The property at 919 E. St. Catherine St. is not the primary residence for Josh and Lauren. Both are aware of the 600-foot boundary ordinance, and the fact that there is an approved short-term rental permit within 600 feet of the subject property. They are requesting an exception be made and provide the following justification.

however, they intend on using the property periodically. To supplement the cost of homeownership, and in order to provide an outlet for potential future long-term residents or other interested tourists, we would like to offer short-term rental opportunity through our property.

We recognize that another property is within 600 feet of the subject property. We are requesting that an exception be made and provide the following justification:

- 1) Both of their employers have shifted to a long-term work-from-home format. As a result, they anticipate visiting Louisville on a frequent basis and residing at their residence, in some cases, for extended periods of times (ie weeks at a time). For the periods in which Josh and Lauren are not at the property, having the opportunity to rent on a short-term basis would greatly help to supplement the cost of home ownership.
- 2) The subject property is on the periphery of the 600-foot border of the current active short-term rental.
 - a. The approved short-term rental, located at 1010 E. St. Catherine, is separated by about ~590 feet, and closer to ~660 feet if measured door-to-door, per the lojic mapping tool (see exhibits below).
 - b. The approved short-term rental is on the next block over, and on the opposite side of the street relative to the subject property.
- 3) The neighborhood, in which the subject property exists, is not densely populated with short-term rentals.
 - a. As noted, the next closest active short-term rental property is about ~590 feet away.
 - b. The next closest is roughly 1,025 feet away at 725 Barones Ave.; and the third closest is roughly 1,300 feet away at 1061 Mary St. Therefore, we believe that the neighborhood is very sparsely populated with short-term rentals and this would not dilute the current existing permit holders (see exhibit below).
- 4) Since Josh and Lauren won't be able to visit the property in between each tenant's stay, they would be relying upon local businesses to support maintenance operations, including but not limited to, general maintenance, cleaning services, landscaping, and more. Josh and Lauren have frequented local businesses and shops in order to provide recommendations to tenants and further support the local economy.
- 5) As a final note, the COVID-19 pandemic has altered the way millions of consumers think about travel. High throughput resorts and hotels that are occupied by hundreds of travelers

have become a concern and will likely continue to be a place of caution even as the pandemic subsides. As a result, many consumers have gravitated towards a more private, personalized experience when traveling the world.

Josh and Lauren intend on using Airbnb to host the property. They believe the platform provides a respectful and successful operation due to its dual-rating system. Before a host can accept an individual's booking request, the host has a chance to connect with prospective tenant and look over prior reviews from other hosts. Meaning, if they have numerous negative reviews, the host can reject the booking request. --- If, however, the prospective tenant has positive reviews and ends up staying at the property, the host then has the chance to review the tenant as well, on matters such as cleanliness, communication, noise level, etc. In which case, if it is a negative experience, the host's review will certainly dock the tenant's ability to stay elsewhere in the future.

The emphasis is certainly on Josh and Lauren to provide a nice experience and set expectations and rules, but also for guests to be respectful of the home and their surroundings.

Hopefully this provides a helpful overview of Josh and Lauren's intentions. Both look forward to connecting the Board in the future.

Sincerely,

Josh Lamers and Lauren Landem



