

## Letter of Explanation for Commercial Use Permit

**To:** Louisville Metro Government

**From:** Christopher or LaTina Hill

**Property Address:** 4122 E. Indian Trail, Louisville, KY

**Date:** March 20, 2025

Dear Permit Review Committee,

I am writing to formally request approval for a **Commercial Use Permit** for my property located at **4122 E. Indian Trail, Louisville, KY**. My intent is to utilize the dwelling as both a **long-term and short-term rental** to provide housing accommodations for residents and visitors in compliance with local regulations.

### Property Details & Intended Use

The property is a **two-bedroom, two-bathroom dwelling** that will be rented in its entirety. The residence will be offered as a long-term rental for tenants seeking stable housing and as a short-term rental for guests visiting Louisville. This dual-use model will help support housing demand in the area while ensuring responsible and regulated rental operations.

### Compliance with Local Zoning & Regulations

I have reviewed the zoning requirements and rental regulations set forth by the City of Louisville and will ensure that the property meets all necessary conditions. I will comply with **any licensing, tax, and operational requirements** for short-term rentals as mandated by city ordinances.

### Neighborhood Impact & Tenant Management

To ensure the rental's operation does not disrupt the community, I will implement the following measures:

- **Noise control policies** to prevent disturbances
- **Strict guest screening and rental agreements** for responsible use
- **Property maintenance and regular inspections** to uphold safety and cleanliness
- **Clear communication with neighbors** to address any concerns proactively

### Parking & Traffic Considerations

The property includes **adequate parking** to accommodate tenants and guests, preventing overflow onto public streets. Additionally, guest instructions will emphasize compliance with local traffic and parking regulations to minimize any impact on the surrounding area.

## **Safety & Building Code Compliance**

The dwelling will meet or exceed all **building and safety code requirements**, including the installation of:

- **Smoke detectors and carbon monoxide alarms**
- **Fire extinguishers in key areas**
- **Secure entry systems for tenant safety**
- **Routine property inspections to maintain structural integrity**

I appreciate your time in reviewing my application and am happy to provide any additional information necessary to facilitate the approval process. Please feel free to reach out at your convenience.

Thank you for your consideration.

Sincerely,

Christopher or LaTina Hill

(202) 445-5881/5838

[CHillnLa98@gmail.com](mailto:CHillnLa98@gmail.com)