
Gerhardt (Brandon) & Alyssa Wood

1314 Carol Jean Ct. Louisville, KY 40215

(859) 200-6358

brandonandalyssawood@gmail.com

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Dear Louisville Metro Office of Planning,

We appreciate the opportunity to submit this application for a Conditional Use Permit to operate a short-term rental at 1314 Carol Jean Ct as a non-owner-occupied property. We are excited about the potential to provide high-quality, temporary accommodations for visitors to Louisville and look forward to contributing positively to the local tourism economy.

The property in question is a single-family home where the entire dwelling will be available to guests, including two designated bedrooms for short-term rental use. As experienced short-term rental operators, we have successfully managed another property in the city since the Spring of 2023. That property has received outstanding guest reviews, and we have maintained a high level of hospitality, safety, and compliance with all local regulations.

Professionally, my husband, Brandon, works in the tech industry, and I work in social media marketing. We both take great pride in managing our rental properties responsibly and ensuring they meet the highest standards for guest experience and neighborhood harmony. We live nearby, within approximately 7-8 miles (a 10-15 minute drive), allowing us to personally manage the property and respond promptly to any issues that may arise.

Prior to submitting this application, we participated in the required neighborhood meeting. While no neighbors attended the meeting, we took the initiative to speak directly with the immediate neighbors next to the property. They expressed their full support for our short-term rental plans and reassured us that the broader neighborhood shares a welcoming and positive outlook toward the decision. Additionally, they offered their assistance in welcoming guests and ensuring a friendly and hospitable environment.

We understand the importance of maintaining peaceful residential communities while accommodating visitors to our city. As such, we are committed to enforcing strict house rules, being readily available for guest concerns, and ensuring that our rental maintains the character and integrity of the neighborhood. We believe that granting this permit will allow us to continue providing exceptional accommodations while respecting the local community.

We sincerely appreciate your time and consideration of our application. Please do not hesitate to reach out if you require any additional information. We look forward to your favorable review of our request and the opportunity to contribute positively to Louisville's vibrant tourism economy..

Thank you for your time and consideration.

Sincerely- Brandon & Alyssa Wood