

# Letter of Explanation: 227 Gheens Ave

To whom it may concern,

Thank you for taking the time to review our application and considering us for the conditional use permit. The property is owned by ES Property Group LLC (Vyacheslav and Edinogu). It is a single-family residential property with 4 bedrooms and 2 full bathrooms. The entire space will be used as an Airbnb. Our property has a detached 1 car garage and a single-car driveway that can fit a total of about 3 to 4 cars. You can also fit about 2 cars

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with parking on the street. If you drive through our street and look at our street from Google Streetview, multiple properties have cars parked on the street. We feel that our property will be sufficient enough to operate as a 4-bedroom property.

Our goal with this Airbnb property is to provide our clients with a short-term rental that will provide an experience just by being in the home. Our state is embedded with a rich culture of bourbon and horse racing. Along with bourbon and horse racing, this city has found multiple ways to invite more guests to stay in our city. This city has done a fantastic job in hosting nationwide and worldwide conventions that

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are so close to the Southside/Iroquois area that there are almost not enough properties to host the number of guests that are visiting.

Southside/Iroquois is the perfect area to capture both the culture and the proximity. We have held up our promise to our neighbors in our Beechmont and NuLu property and surely, we will do the same with this one. Our typical guests in our 3 STR's have been families and we suspect with the size of this home that families will be the common occupants on the property as well.

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The property will have the latest high-tech two-way video monitoring system, floodlight cameras on the outside, video doorbell, noise monitoring, and a safety alarm system. We are going to follow all the rules of airbnb/vrbo and we have our own set of rules for guests to follow to ensure safety, peace, and security for the neighbors. Repeated violation of our rules will breach their stay and result in an automatic termination of their stay and removal of all guests.

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