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Deer Park Neighborhood association  
PO Box 5152,  
Louisville, KY  
40205

Dear Board Members,

I had the pleasure of visiting with Bob, his wife and their dog in my house on wed of last week, during the public meeting about my hopes of using a portion of my house as an AirBnB. I wanted to share my story of how and why I came to own 1838 Deerwood ave and my personal use of the house as well as my plans. My company has done annual work with The Kentucky Derby Museum and Churchill downs, since 2013 during the weeks leading up to and the week over Derby and I have spending about 30-40 days in Louisville annually for the past 5 years. We were fortunate to be awarded a year around contract for the next ten years that began in January of this year. In order to establish and open a full time office here in Louisville I knew that I would have to transfer and opening team as well as make a personal commitment to spending significant time in Louisville and my family and I decided to buy a home so that my team and my self as well as my young family would have a place to live and visit as I started my new business. We fell in love with the neighbor hood as it reminded us of our hometown of New Orleans. We specifically liked the property because of the layout, size and historical use. My goal was to transfer two of my employees to manage and be director of sales from Texas to Louisville and I offered them housing as part of the relocation package and I wanted a home that I could section off a " mother in Law" area that I could use and not disturb them. 1838 Deerwood met all the needs , currently the house is occupied by two of my full time employees and I have separated a portion into a one bedroom , living room kitchenette, and one bathroom area that I occupy approximaty 100 days a year, my use is directly related to my catering business so I am in Louisville quite frequently. My goal is rent the portion that I occupy when I am in town as a short-term rental to help offset my cost of owning the house as my business grows and develops. My wife and I have begun the application process to receive a CUP on the property for this use described above. While I understand the neighborhoods stance on non-owner-occupied short-term rentals, I believe and after talking to Bob I believe he can attest my use is more aligned with an owner-occupied use of the property. I want to reiterate my employees live their full time, myself, my family including my 12 and 10-year olds call this a second home, I personally spend a significant portion of my time in the house every month. The furniture, the décor, items in the home are all mine, I would not use this property in different way than anyone would use their own home because I consider this an extension of my home.

That being said , in the year now that I have owned the home I and my employees have developed relationship with the adjacent neighbors and told them who I am and what I want to do and have received encouragement and support for the improvements I have made to property as well as care and interest we show in the neighborhood. I ask for the boards support and endorsement in allowing me to use my property in the manner described. I am not an enterprise, absent landlord. I am simply a homeowner who has business and homes in two locations that is looking to help cover my cost as I continue to grow my business for my family and my employees

Thank you again for your consideration, and feel free to call , email or stop by anytime

Thank you

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512 924 3908







