

Pollock, Heather

From: Stuber, Beth
Sent: Friday, October 28, 2022 4:07 PM
To: Pollock, Heather
Cc: French, Chris
Subject: RE: Variance Proposal at 2011 Esperanza Way (22-VARIANCE-0102)

Heather,

Did we talk about this before? This isn't the first time I've seen it. I don't think there is a alley connection there but its been used that way. If the access isn't valid, there is not a sight distance to be considered.

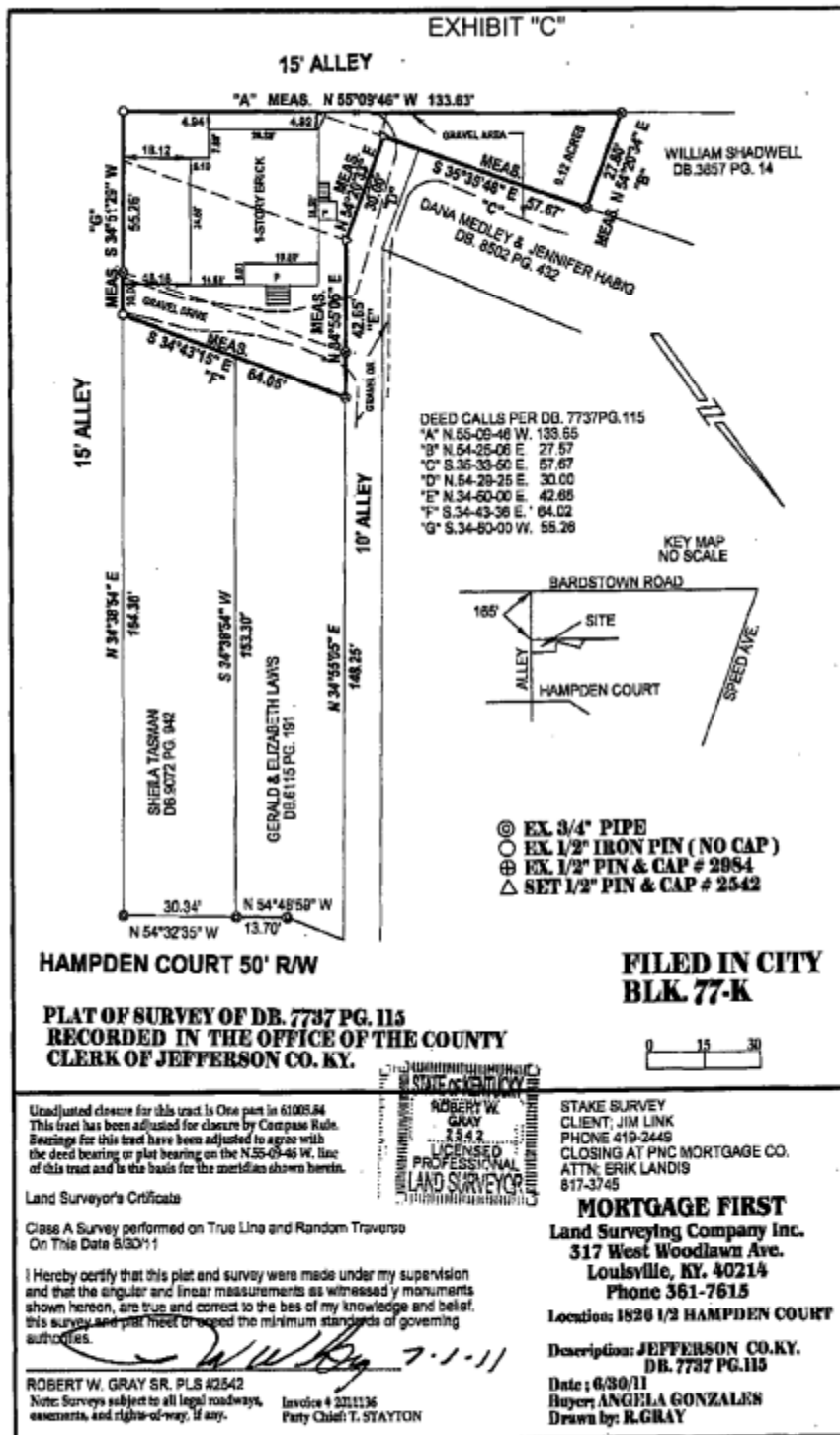
Beth Stuber, PE
Transportation Engineering Supervisor

From: Pollock, Heather <Heather.Pollock@louisvilleky.gov>
Sent: Friday, October 28, 2022 3:30 PM
To: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>
Cc: French, Chris <Christopher.French@louisvilleky.gov>
Subject: FW: Variance Proposal at 2011 Esperanza Way (22-VARIANCE-0102)

Beth,
This APO raised the concern that the garage being built here would block the sight triangle of the private alley connecting to a public alley. According to Lojic the private alley is public until it meets this lot. I am not sure if there is an actual crossover agreement to connect the 2 alleys or if people have just been using it that way. The current survey and the previous one both show the alley stopping at the applicants property line.
Would the sight triangle still apply on this? When I measured it out on the site plan, the garage will be about 25 ft. from the back fence line.

Thanks,
Heather





END OF DOCUMENT

Document No.: DN2011063991
Lodged By: KEMP TITLE
Recorded On: 07/21/2011 12:43:49
Total Fees: 264.00
Transfer Fee: 241.00
County Clerk: BOBBIE HOLSCAM-JEFF CO KY
Deputy Clerk: EUGENE

BOUNDARY SURVEY

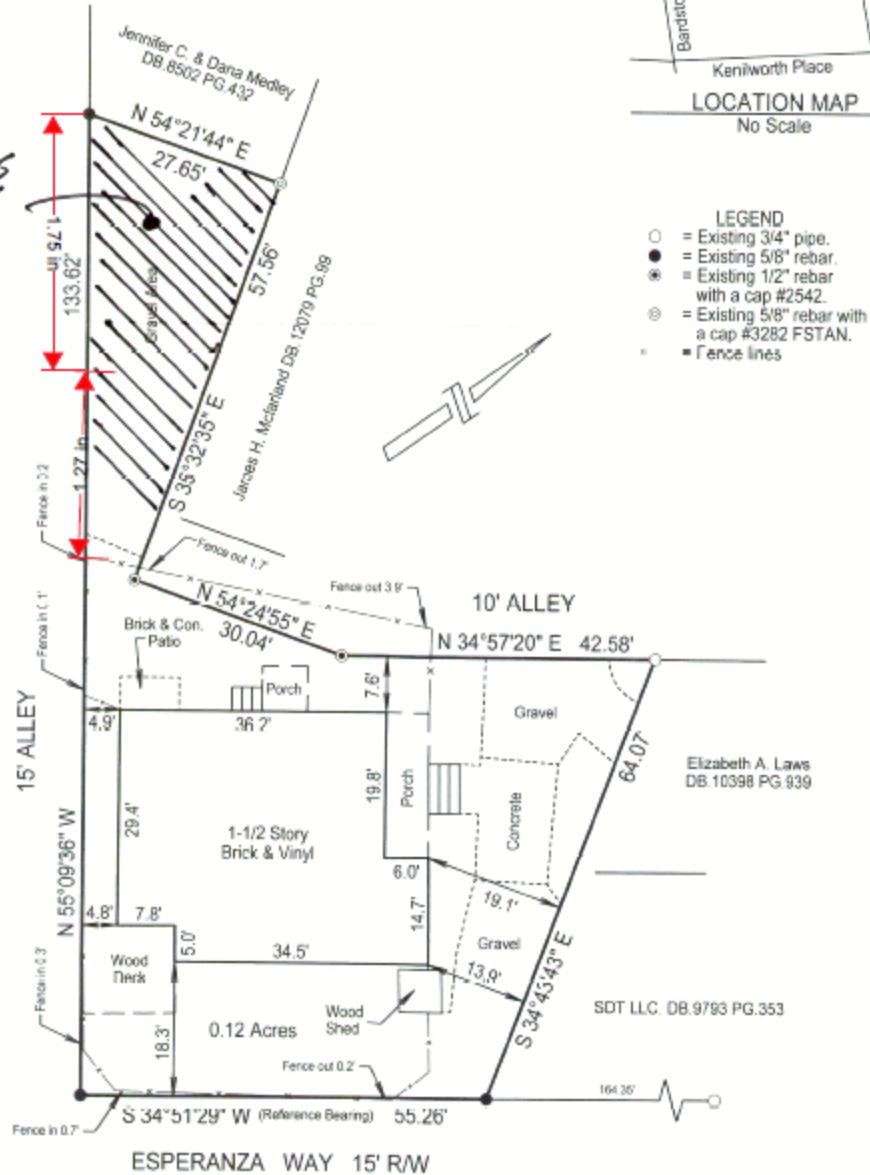
NOTES:

1. The unadjusted closure error was 1 in 27,790 no adjustments were made for closure.
2. A Title Examination may reveal roads and easements not shown hereon. No Title was supplied to the surveyor.
3. Reference of meridian was taken from the record plat.

Being the 4 Tracts that were combined as shown on the Plat of Survey attached to Deed Book 9748, Page 086.



SITE



LAND SURVEYORS CERTIFICATE

From: Stanley Bush <bush303@bellsouth.net>
Sent: Wednesday, October 26, 2022 7:56 PM
To: Pollock, Heather <Heather.Pollock@louisvilleky.gov>

Cc: bush303 <bush303@bellsouth.net>

Subject: Variance Proposal at 2011 Esperanza Way (22-VARIANCE-0102)

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms Pollock:

I received a public hearing notice for the above address today. I own property that falls within the Tier One category (1819 Bardstown Rd) that is across the alley from the two story garage and workshop currently under construction at 2011 Esperanza Way. I have owned this property since 1988 and once lived on the upper floors of my property. I am opposed to this variance request for the following reasons:

- 1) The two story building is being built to the property lines without any regard to normal setbacks.
- 2) The original building permit was for a 1 story garage and attached workshop but has morphed into a two story structure. This lot is far too small for a building of this size. If construction is approved, then a one story two car garage without the workshop addition would be more appropriate and in scale.
- 3) Line of sight requirements for vehicles entering and exiting adjacent alley that runs east and west behind 2022 - 2032 Speed Ave and 1824 -1826 Hampden Ct is non-existent. The bulk of incoming traffic into this alley begins with cars turning down the privately owned driveway and parking lot which belong to Cherokee Coin at 1825 Bardstown Rd. I have attached a photo showing the Cherokee Coin driveway and parking lot with an AT&T pole on the right side which will make access difficult for the cars and trucks attempting to access the rear of Speed Ave and Hampden Ct. I will also encounter difficulty in maneuvering a boat stored in my rear parking lot due to decreased access to the public right of way (narrow alley behind Speed Ave).
- 4) This structure is being built on an alley with a pavement width of only 11'9". This is a heavy use alley that serves as the main entrance to the large Dental Group office at 1815 Bardstown Rd with numerous cars, UPS trucks, Fedex, and other deliveries daily. The main entrance to the Dental Group is on the back alley side which was a requirement of the Bardstown Rd Overlay Commission in 1993 when it was developed. The telecommunications equipment easement is also in this alley with numerous AT&T truck visits for new service, disconnects, and maintenance.
- 5) The concrete pad, footings, and framing were built without an approved variance. The construction is not in compliance with the original building permit and enforcement action has begun. See ENF-BLD-22-09342 and ENF-BLD-22-09393.
- 6) The alley access problems need to be reviewed by Louisville Metro Public Works for line of sight problems and the Louisville Fire Department for alley access in case of a fire or other emergency before approval is granted.

My opposition is practical and not personal to the owners of 2011 Esperanza Way. The original house was built on a cramped lot and now it is becoming more cramped with this addition.

Sincerely,

Stan Bush
Owner of 1819 Bardstown Rd
Louisville, KY 40205
502-526-2245 (cell)

