

Dock, Joel

From: Carolyn King <carolinaking777@gmail.com>
Sent: Wednesday, June 17, 2020 12:12 PM
To: Dock, Joel; vince.jacobs@louisvilleky.gov; marilyn.lewis@louisvilleky.gov; david.tomes@louisvilleky.gov; robert.peterson@louisvilleky.gov; emma.smith@louisvilleky.gov; jeff.brown@louisvilleky.gov; donald.robinson@louisvilleky.gov; richard.carlson@louisvilleky.gov; lula.howard@louisvilleky.gov; Daniels, Ruth A.
Subject: 19-ZONE-0032
Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Greetings,

I am writing to oppose the zoning change for 1316 Bellwood Avenue.

The zoning change requested at 1316 Bellwood Ave. would make the house and neighborhood less residential and more commercial.

The purpose and results of a residential home is different than a house that is divided in 2 parts to become a duplex rental with the purpose of being a money maker.

Less personal care & money put into the house allows more money to be made on the house.

The person who owns the house does not live on the street or in the same town.

Once you change the zoning in a community from single family residential to commercial purpose it opens the door for this to easily be done again & again.

Once this step is taken the door is open for air b and b.

This is how a neighborhood community atmosphere is lost.

These are changes that the community of Bellwood do not want.

Would you want your neighborhood to change into a commercial atmosphere?

I have lived at 1315 Bellwood Avenue since the early 2000's.

I greatly appreciate the neighborhood atmosphere we have.

I also own 1320 Bellwood Ave. This house was owned by Stephanie Mashburn.

Stephanie and I had a "sisterhood" relationship. I had a strong connection to her and her house. When Stephanie died of cancer I bought her house from her son.

I have cared for her home as much or more than my own home.

I have spent more money on 1320 Bellwood than I have earned renting the house one or 2 years at a time. When I sell the house it will remain one family residential.

When I had a conversation with Joel Dock it appeared that he approved the zone change for 1316 Bellwood Ave. Since then I have been discouraged & disappointed that the neighbors and I would not be heard or considered.

I hope this is not true.

Thank You for hearing from me,
Carolyn King
1315 Bellwood Ave.
1320 Bellwood Ave.
Louisville, KY 40204
502 819-8131
carolinaking777@gmail.com

Dock, Joel

From: debby donnellan <debbydonnellan@hotmail.com>
Sent: Tuesday, April 30, 2019 2:34 PM
To: Dock, Joel
Subject: Zoning change request for 14316 Bellwood Avenue

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

When the new owner took possession of this property on December 27, 2018, he immediately began conversion of this single family dwelling to a duplex. He added a separate entrance and separate meters. Within that 7 day period he had rented the 'apartment' and someone was moving in. No zoning request had been filed. I do not know if permits had been pulled or not. He had contractors working until midnight. I did not receive notification of the request for a zoning change until April 13, 2019. This house was NOT a duplex. There was a small upstairs bedroom that the former owner used as a space for her sister to live, and later for her son to live in. No rent, no separate entrance or meter. No duplex. I do not think he should be allowed to present Planning and Zoning with a fait accompli and get away with it. You should not say, "Well, he already did it, so what can we do?" He did it illegally, and he should be required to restore it to its former status as an 'in law suite'. Do it now and ask forgiveness later is not a good legal principle. It will interfere with my peaceful enjoyment of my property, which is right next door. I protest in the strongest possible terms.

June 6, 2020

Mr. Joel Dock
Louisville Planning Commission
444 S. 5th Street, Suite 300
Louisville, Ky 40202

Re: Case# 19-Zone-0032

Dear Mr. Dock:

I am writing to request that the rezoning request for the property at 1316 Bellwood Avenue 40204 be denied. I am the property owner/occupant of the adjacent property at 1314 Bellwood Avenue 40204.

The property was advertised for sale as a single family dwelling with an in-law suite. This suite was never rented out. It was used by the former owner's sister and later by her son.

The new owner converted the property to a two-family within ten days of closing by adding a separate entrance, utility meters and having a tenant in place.

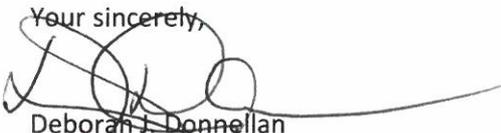
The new owner is a lawyer with other rental properties in Louisville, and her late mother was a real estate agent. They knew precisely what they were doing. They were operating on the 'better to ask forgiveness than permission' principle. There was no lack of 'due diligence', as the new owner has claimed.

The new owner also says that there are not enough rental properties for senior citizens in this neighborhood. Even if this were true, something for which she has provided no evidence, this property is not and could not be accessible to seniors using wheelchairs, walkers, or even canes. The stairs are too high and the yard too small to add a ramp (which I have at my house). You would need to add an elevator. And the second floor 'unit' is even less accessible.

At the end of the last meeting on February 24, 2020, Mr. Joel Dock stopped to speak to the new owner and asked her to wait while he pushed my son's wheelchair down the ramp. At the bottom of the ramp, he told me that I should accept progress and stop fighting this. He then went back upstairs to talk to the new owner.

Forgive my cynicism, but I am 73 years old, and have seen a lot of politics in my life, so I am sure that this letter will be put aside and ignored, and the zoning change will go through. That's politics, and I get it, but it still makes me angry when people get away with breaking the law.

Your sincerely,



Deborah J. Donnellan
1314 Bellwood Avenue
Louisville, Ky 40204
502-459-8297
debydonnellan@hotmail.com

RECEIVED

JUN 09 2020

PLANNING & DESIGN
SERVICES

19-ZONE-0032

cc:

Vince Jacobs
Marilyn Lewis
David Tomes
Robert Peterson
Emma Smith
Jeff Brown
Donald Robinson
Richard Carlson
Lula Howard
Ruth Daniels

RECEIVED

JUN 09 2020

PLANNING & DESIGN
SERVICES

19-ZONE-C

Dock, Joel

From: debby donnellan <debbydonnellan@hotmail.com>
Sent: Tuesday, April 30, 2019 2:34 PM
To: Dock, Joel
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July 16, 2019

Mr. Joel Dock
Department of Planning and design services
Department of Codes and Regulations
444 South 5th Street
Louisville, KY 40202

Dear Mr. Dock:

I am writing in response to the request for rezoning of the property located at 1316 Bellwood Avenue 40204. The notification letter I received said that the property was divided into two separate dwelling units prior to the owner's purchase of the property. This is not true. The upstairs was used as an 'in-law suite' and had no separate entrance or metering.

My most serious objection to the rezoning is that when you grant one request like this, how can you deny others? The character of the neighborhood will be changed irrevocably from a single family neighborhood to a place of absentee landlords and declining property values, not a place to raise children or live your last years in peace (despite what Mr. Redden said to Councilman Coan about hoping to provide reasonably priced rental units for senior citizens.) Mr. Redden has no standing in this matter, as he is not the owner and will only be a tenant. You have a precedent: the property at Baxter and Grinstead was changed to a duplex, and Planning and Zoning required that they convert back to a single family dwelling. I request the same consideration here. The owner should be required to remove the separate entrance and should also be required to remove the separate meters, and no zoning change should be granted.

I also objected to the meeting being scheduled on a Friday night on a holiday weekend simply because it was more convenient for the owner (Jessie Redden). Also, please note that the meeting was scheduled in a room that was not accessible to wheelchairs, although to be fair, they did change the room when we got there. Mr. Redden also said that he would not be able to pay the mortgage without the rental income. But Mr. Redden is not the owner, and so is not responsible for paying the mortgage. He also said that if he couldn't move in, he would have to live in his car. I assume that this was hyperbole, but if so, it was in very bad taste.

But my most serious objection remains: rezoning will open the floodgates to other rezoning applications, and you will have no precedent for refusing the requests.

Thank you for your consideration.


Deborah Donnellan
1314 Bellwood Avenue
Louisville, KY 40204
502-459-8297

From '11 Barack & Michelle
1314 - Bellwood Ave
Louisville Ky 40204

502-
459-
8297

Case 19-ZONE 10 24
1316 Bellwood Ave.

Revised Notice of Spring Change application on
4-13-19, updated 4-10-19 from

Joanne Spalden
9103 2nd Ave SE
Seattle WA 98119 - 2604

The day after the revision (where name

& thought into Bill something) took possession
of the property on 12-29, the began working
for a 2 family - work completed in 7
days, separate entrance & meters
added. Contractors working late in
the night. Appears to meet tenant
as she was moving in.

Thought about plan says times can
go from multi to single family, but
not the reverse. & how often
Does have to apply: NO ZONING
CHANGE.

Delmark

