


From: [Darrell Messer](#)
To: [Lockett, Jay](#); [Sherwood, Skyler](#); [Liu, Yu](#)
Cc: aaron.cole@metroboards.org; david.pearl@metroboards.org; chris.wantland@metroboards.org; alisia.richardson@metroboards.org
Subject: Re: 22-RSUB-0008
Date: Monday, November 28, 2022 2:45:54 PM
Attachments: [image002.png](#)
[image003.png](#)
[image.png](#)

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Mr Lockett,

Thanks for the suggestion. I have actually already submitted an inquiry to Metro 311... 7 months ago. I'm still waiting on a response. They have absolutely cut several acres of trees and begun grading the area north and west of the retention basin. I have video from the day they did it. Perhaps the extraordinary measure of copying the Code Enforcement Board will prompt action.

 **Louisville Metro**

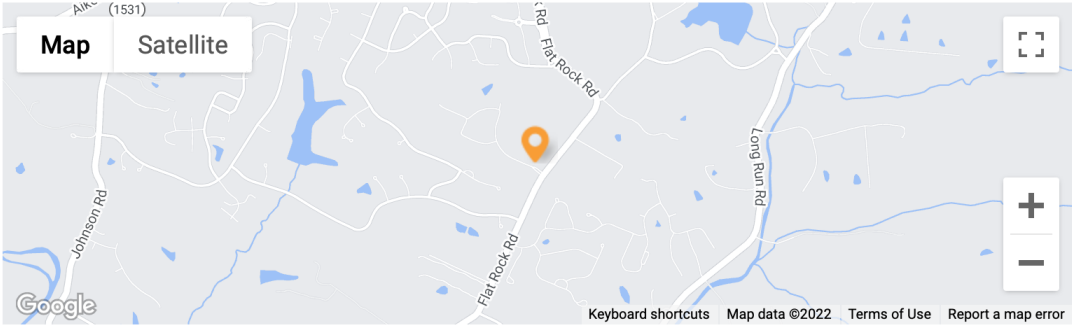
[Create new issue](#)

Zoning Concern (private)

#11865046

18131 BRIDLE RUN DR, 40245
darrell.messer submitted 7 months ago

1 Followed 0 Comment



DETAILS

Description

On or about March 30, 2022 approximately 10 acres of mature old-growth forest was cleared at the back of the Bridle Run subdivision. A personal search of cases reveals related, pending planning cases (e.g. 21-MPLAT-0150) but no recorded plat and no approval letter. Therefore, the action could not be in compliance with Chapter 7 and Chapter 10 of the LDC including, in particular, the TCPA.

--
Darrell Messer
darrell.messer@gmail.com

(502) 468-1219 C

On Mon, Nov 28, 2022 at 2:10 PM Lockett, Jay <Jay.Lockett@louisvilleky.gov> wrote:

I don't see any clearing and grading plans beyond what you reference. If you believe they are clearing land in violation of approved plans, I would recommend contacting 311 to file a report and it will be routed to an inspector.

Regards,

Jay Lockett, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

502-574-5159

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**DEVELOP
LOUISVILLE**
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From: Darrell Messer <darrell.messer@gmail.com>
Sent: Monday, November 28, 2022 1:48 PM
To: Luckett, Jay <Jay.Luckett@louisvilleky.gov>
Cc: Sherwood, Skyler <skyer.sherwood@louisvilleky.gov>
Subject: Re: 22-RSUB-0008

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Thank you for your timely reply. Regarding my TCPA/WPA question: I see that 18LSCAPE1035, 18LSCAPE1142, and 20-LANDSCAPE-0036 were approved covering the clearing and grading approach for the initial stages of the submission but I am unable to locate the corresponding approval for clearing and grading on the northern part of the development. Can you direct me to it? It must have been approved since the area has been cleared and graded already, but I can't seem to locate it.

--

Darrell Messer
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(502) 468-1219 C

On Mon, Nov 28, 2022 at 11:21 AM Luckett, Jay <Jay.Luckett@louisvilleky.gov> wrote:

Darrell,

Thank you for taking the time to express your opinions regarding this proposal. You are correct that there was a typo in the comments referencing the wrong section of code. The waiver request would be from 7.3.30.E in order to permit rear yards of proposed lots to overlap with drainage easements by greater than 15%. This same waiver was approved for a number of the existing lots approved under 17SUBDIV1021. 7.3.30.F is not applicable to this subdivision.

I will add the emails you have sent to the file. Let me know if you have any further

questions or comments regarding this proposal.

Regards,

Jay Lockett, AICP

Planner II

Planning & Design Services

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**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



From: Darrell Messer <darrell.messer@gmail.com>

Sent: Saturday, November 26, 2022 1:50 PM

To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>; Sherwood, Skyler <skyler.sherwood@louisvilleky.gov>

Subject: Re: 22-RSUB-0008

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It appears my screenshots didn't get attached, but I trust you're familiar with the the LDC and can find the PDS items. If there are any questions or concerns please let me know. I am now seeing that there is a waiver filed in connection to this plat which actually requests an exemption from 7.3.30.E. How can I go about about registering my belief that this will negatively impact adjacent homeowners and that there are alternatives available to the developer?

--

Darrell Messer
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(502) 468-1219 C

On Sat, Nov 26, 2022 at 1:19 PM Darrell Messer <darrell.messer@gmail.com> wrote:

Mr. Luckett:

Thank you for taking the time to consider my feedback. I write with respect to Case Number 22-RSUB-0008 and specifically the Staff Review Comments entered 10/05/2022. I wish to draw your attention to PDS Item #3:

I further wish to draw your attention to the current language of LDC 7.3.30.E and .F:

I believe that the PDS #3 incorrectly references LDC 7.3.30.F when the language of the comment mirrors that of LDC 7.3.30.E. More importantly, I believe that a separate comment identifying a violation

of the “Buffer Yard” requirement identified in LDC 7.3.30.F is appropriate. This is clearly contemplated by the developer because today they have marked off a 15’ tract along the northern edge of the plat with orange construction fencing and signage indicating that it is a WPA/TPA.

I also want to make you aware that the area in question to the west of the retention basis has already been clearcut. If the WPA/TCPA requirements must be approved prior to commencement of logging/clearing/cutting then this applicant is in violation.

Cordially,

Darrell Messer

--

Darrell Messer
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(502) 468-1219 C

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