



Louisville Metro Council

Scott Reed
District 16 Councilman

Debbie Carroll
Legislative Assistant

Memorandum

Date: September 17, 2019

To: Board of Zoning Adjustment (BOZA) Members

From: Councilman Scott Reed – District 16 Metro Councilman

cc: Jon Crumbie, Case Manager

Re: 6900 Transylvania Avenue
Case #18CUP1120

Please allow this memorandum to serve as my statement that I share the concerns raised by the affected residents of this small single-family neighborhood.

The area is not your typical large subdivision. Transylvania Avenue and Mason Blvd are narrow (basically one-way, approximately 11' wide) dead end streets with about a dozen homes. They are not suitable for continuous, non-area traffic. The owner of the subject property has been aware that a CUP was needed for the kind of activities that have and are planned for the property. Despite this knowledge, the owner continued to conduct services, paid events, etc. for the last year and a half without going through the proper zoning/CUP procedures. This failure to seek and receive proper approvals for the use of this property causes me concern over the property owner's future intentions for the land. Many of their daily/weekly events were/are held in the front yard (including parking) which is not in character with a quiet, small residential neighborhood. As a result, the neighbors are fearful of the abuse of a CUP and what is planned for the property both in the short and long term.

I respectfully ask that you thoughtfully consider my concerns as well as those of all the residents when making your decision.

Thank you.