

# **NO CONDITIONAL USE PERMIT**



**WE  
DON'T  
NEED  
ANY MORE:**



**TRANSITIONAL HOUSING,  
BOARDING HOUSES, ILLEGAL HOUSING,  
HOMELESS SHELTERS, ABSENTEE LANDLORDS AND SHORT TERM RENTALS**

**1830 DATE STREET-19-CUP-0056**

**1833 DATE STREET-19-CUP-0057**



**NO!!**



**LDC**  
**Chapter 4 Part 2**  
**Conditional Uses**  
**June 2019**  
**LAND DEVELOPMENT CODE 4.2-34**

*4. The Board of Zoning Adjustments shall take into account the location of other transitional housing, homeless shelter or rehabilitation home in it analysis of conditional use permit application for transitional housing.*

# TRANSITIONAL HOUSING, BOARDING HOUSES, ILLEGAL HOUSING, HOMELESS SHELTERS, ABSENTEE LANDLORDS AND SHORT TERM RENTALS ARE DESTROYING URBAN NEIGHBORHOODS!

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Case #	Address	CD	Violation	Status	Owner(s)	PVA
348118	2503 W. Chestnut St	5		Court Case Closed - Open PM - Vacant	Stanley R. Harris	
353948	3608 River Park Dr	5	NOV	Recent inspection	Carlos Galan & Joseph Noren	
333097	809 Mulberry St	4	NOV	Recent inspection	Dorothy E. Logan Estate	
359600	301 N. 26th St	5	NOV	Court Case Filed - Open PM - Demo	SARAH LAWRENCE	
339979	670 S. 37th St	5	NOV	Open PM Case - Re-inspection	670 S. 37TH ST LAND TRUST	
358191	319 N. 20th St	5	NOV	Open PM Case - Re-inspection	DC LIVING LAND TRUST	
317615	1636 GALLAGHER ST	6	NOV	Court Case Filed - Open PM	BRENDA WOOLFO	
17PM25774	2600 W MAIN ST	1	5	NOV	Recent inspection	FAM, I REALITY LLC
17PM4576	716 E BRECKINRIDGE ST	4	NOV	Recent inspection	PAIR, PROPERTIES INC - KEVIN K DISTLER	

## MORE OFTEN THAN NOT, OPERATORS OPEN WITH THE LEGAL PROCESS!

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15pm2052	1152 S. 32nd St	1	NOV	TC - Case Closed	CLAUDETTE & COLEMAN GA SHIRIVER
15pm21375	942 S. 6th St	6	NOV	Recent inspection	942 S. 6TH ST LIVING LAND TRUST
15pm28594	714 S. 40th St	5	NOV	TC - Open PM Case/Vacant	STEPHANIE L. BRYANT
15pm3781	4107 W. Broadway	5	NOV	TC - Case Closed	PORTFOLIO VII LP HARBOUR
15PM8672	2601 W. Chestnut St	5		Open PM Case - no boarding evidence	Carolyn Kelley
15pm8100	1115 S. 32nd ST	1	NOV	Recent inspection - Tenant Eviction	Steven Johnson
15pm4047	3502 Hale Av	1	NOV	TC - Case Closed	Althea MCCRAY
15pm12538	2512 W. Main St	5	NOV	Recent Re-inspection	WEST SIDE IRREVOCABLE LIVING TRUST
15pm18213	1635 Dixdale Av	3	NOV	Recent Re-inspection	RICKY Jr. Grayer
15pm28618	2120 W. Lee St	3	NOV	TC - Open PM Case - Vacant	Jesse LYLES

RESIDENTS OF THIS FACILITIES OFTEN COMPLAIN OF ILL TREATMENT  
 WITHIN YJR FACILITIES, OFTEN CALLING THE POLICE THEMSELVES  
 REGARDING PROBLEMS ONSITE...

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Case #	Address	CD	Violation	Status	Owner(s)	PVA
16pm10903	2517 W. Chestnut St	5	NOV	Recent Re-inspection	Shawn Jaron Teaque	
16pm10905	2608 W. Chestnut St	5	NOV	Recent Re-inspection - Court Referral	RANDALL A NORRELL	
16pm12685	1506 Hemlock St	3	NOV	Re-inspection - LMPD Escort	EXCEL INVESTMENTS, LLC	
16pm2257	2523 W. Chestnut St	5	NOV	TC - Open PM Case - No access - hostile	Denise M. Cook	
16pm25274	1624 W. Kentucky St	6	NOV	Open PM Case - Vacant	CECIL & CHIQUITA LUCAS	
16pm28890	2513 W. Market St	5	NOV	Licensed Shelter - Construction Review	Willie Jordan & Sabrina Jordan	
16pm31961	365 N. 41st St	5	NOV	Recent Re-inspection	Cartez D. Todd	
16pm31962	3935 Bank St	5	NOV	Open PM Case - Recent inspection	Carolyn Berkley & Marcia Miller	
16pm31966	1336 S. 28th St	1	NOV	Open PM Case - Vacant	Vicandy Properties, LLC	
16pm3914	2615 Virginia Av	1	NOV	TC - Open PM Case	ALBATROSS GROUP, LLC	

# THESE LISTS ARE THE TIP OF THE ICEBERG IN OUR URBAN NEIGHBORHOODS.....

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16pm22248	2100 W. Chestnut St	4	NOV	TC - Case Closed - No Transitional Use Housing Partnership, LLC
16pm10889	2513 W. Chestnut St	5		Case Closed - rented to family unit VF Rental Properties, LLC
16PM10892	2515 W. Chestnut St	5		Open PM Case - Vacant Mcdaniel & Mamie Bluitt
16PM9401	2629 Slevin St	5	NOV	TC - Case Closed - CR Zoned Office Use Slevin, LLC
15pm12270	3705 Penway Av	1	NOV	TC - Case Closed GARY F. BIGGS
15pm17674	2146 Duncan St	5	NOV	TC - Case Closed JESSE R. MILLER
15pm19268	1629 Bank St	5	NOV	Re-inspection DIMITROV, INC.
15pm19269	739 S. 41st St	5	NOV	TC - Case Closed KATHRYN TURNER & DEBORAH FANT

# People outside of West Louisville making big profits at our neighborhood's expense...

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16PM21478 3711 W BROADWAY 5 NOV Open PM Case - Recent inspection RONALD BEELER  
16PM22810 3672 POWELL AVE 15 NOV Recent Re-inspection ABIGAIL J. SHEPHERD  
16PM4809 1141 S BROOK ST 6 NOV Recent Re-inspection BENJAMIN & AMANDA BRAINARD  
16pm10929 431 S 16th ST 4 NOV Recent Re-inspection AMEN Housing, LLC  
16PM27319 3128 W KENTUCKY ST 1 NOV Recent Re-inspection KEELY LOGSDON  
16PM29007 542 DR W J HODGE ST 4 NOV Recent Re-inspection LAVERNE GARNER  
16PM5608 1814 DATE ST 1 6 NOV Recent Re-inspection HOANG NGUYEN



# Clients are generally treated as they should be.....

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17pm1198	665 S. 38th St	3	NOV	Open PM Case - Recent Re-inspection	MIRAGE PROPERTIES, LLC c/oMike Birkhead
17pm2321	2818 W. Chestnut St	5	No Entry	Recent inspection - LMPD Escort	Newheid Development, LLC
17pm1407	1930 W. Madison St	4	NOV	Recent inspection - Tenant Eviction	Deria Thomas
17pm2268	4545 S. 3rd St	21	NOV	Recent inspection	Garlon & Sadie Cole
17pm4210	1206 Brookline Av	21		Inspection Request	Anthony & Christine Silver
17pm4166	2226 Wrocklage Av	8		Inspection Request	Lesa Gordin
17pm3006	4135 W. Broadway	5		Inspection Request - Vacant / Fire	Pantheon Property Management

# Neighborhoods are stressed, clients are not treated well... Who is winning?

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17pm3416 1157 Dixie Hwy 6 Licensed Transitional Housing House of Hope Kentucky, Inc.  
17pm3461 1162-1166 Hopeful Way 6 Apartments - 3 Bldgs / 11 Units House of Hope Kentucky, Inc.  
17PM14633 404 Louis Coleman Dr 5 Inspection Request James Jr. & Debra Moorman  
17PM6663 2700 W. Muhammad Ali 3 NOV Recent inspectionMarbry Property Maintenance,  
LLC  
17PM11495 2323 W. Muhammad Ali 3 NOV Recent inspectionPaul Hobbs  
17PM10196 863 S. 32nd St 1 NOV Recent inspectionThomas & Judith Wadlington  
17PM20810 541 E ORMSBY AVE - 2 4 NOV Recent inspectionMARY BETH CLEARY  
17PM19935 2726 W MAIN ST 5 NOV Recent inspectionJOSEPH NOREN & CARLOS  
GALAN  
17PM10000 2535 ROWAN ST 4 NOV Recent inspectionJERRY BARNES  
17PM10196 863 S 32ND ST 4 NOV Recent inspectionWADLINGTON, THOMAS L & JUDITH A

The burden is on communities to report...report...report, instead of just enjoying our homes and piece and quiet....

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406006	104 S. 45TH ST	5	NOV	Court Case Filed - Open PM	VANITA W THOMAS
417380	1622 W. Oak St	6	NOV	Open PM Case - Recent Re-inspection	Pantheon Property Management
456796	1620 W. Oak St	6	NOV	Open PM Case - Recent Re-inspection	Pantheon Property Management
422698	2613 Magazine St	5	NOV	Court Case - Closed PM - Vacant	STANLEY HARRIS
441703	2506 W. Jefferson St	5	NOV	Open PM Case - Recent inspection	2506 W. JEFFERSON ST PROP - Paul Hobbs
464046	659 S. 38th St	5	NOV	Open PM Case - Re-inspection	38th ST IRREVOCABLE LIVING LAND
461528	2307 Woodland Av	6	NOV	TC - Case Closed	OLAMALENGA KIKELOMA
458053	3321 W. Market St	5	NOV	Court Case Closed - Needs BH License	Jerry D. Watson Revocable Trust
430339	148 E. Wellington Av	21	NOV	Open PM Case - Recent Re-inspection	148 E. Wellington Land Trust

**LDC**  
**Chapter 4 Part 2**  
**June 2019**  
**LAND DEVELOPMENT CODE 4.2-34**

*6. For conversion of existing structures: A report from the applicable fire official shall be provided to the Board outlining the necessary steps for compliance with fire code safety standards prior to establishing occupancy of the structure for the proposed use.*

**1833 Date St  
Louisville, KY 40210  
1 bed 1 bath 1,004 sqft. Single Family Residential**

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**1830 Date Street  
Louisville, KY 40210  
1 Bed 1 Bath 1,456 sqft. Single-Family Home**

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**California-Traditional Neighborhood and Form District**



**California Neighborhood Plan: I-3, C:**  
*Land Use Conflicts occur when neighboring land uses—  
residential, commercial, industrial— differ in type or  
intensity, or are not compatible due to noise, traffic, hours  
of operation, environmental or visual nuisances.*

# Land Use Conflict and Nuisances:

(LDC Chapter 4 Part 2 Conditional Uses June 2019 4.2-7)

11. Sufficient on-site parking shall be provided as required by the Land Development Code.

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***“Parking, loud noise, drug transactions, drugs, using drugs, the neighbors smell pot coming from the residence.”***

## **CALIFORNIA’S EXPERIENCE WITH THE APPLICANT:**

*“It's just an eyesore.” “You see the prostitution, you see them running out to cars, putting their hands in cars, going back in the house with their hand balled up. That's a transaction.”*

*"I have grandchildren," said Diana Hollingworth-Burrus, who lives nearby. "I don't even let them come out and play. I'd rather leave and go far out to a park or go somewhere different, because it's just too much."*

# Land Use Conflict and Nuisances:

## CORNERSTONE 2020 COMPREHENSIVE LAND USE PLAN: A 19

*“Incompatible with the traditional neighborhood form should be discouraged even in distressed traditional neighborhoods in order to maintain the integrity of the form district.”*

*“Existing developed neighborhood form districts generally should be maintained in their current forms.”*

## **CALIFORNIA’S EXPERIENCE WITH THE APPLICANT & OTHERS:**

Our traditional residential streets are being transformed into  
”boarding house row”, with the applicant & others openly operating illegally in  
more and more places.



# Land Use Conflict and Nuisances:

Cornerstone 2020 Comprehensive Land Use Plan: Goal C3

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## **GOAL C3:**

*Land Use Protect existing residential neighborhoods from adverse impacts.*

*“ A variety of land uses should be encouraged which serve residents’ daily needs and are compatible with the scale and character of the neighborhood”.*

## **CALIFORNIA’S EXPERIENCE WITH THE APPLICANT & OTHERS**

A surplus of boarding houses, transitional homes has consumed spaces that should hold family homes and businesses that serve the community. Over 90% of these are operating illegally and are not compatible with the character of our community.

# Land Use Conflict and Nuisances:

Plan 2040: Comprehensive Plan for Louisville/Jefferson County 40

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*Where are we supposed to be heading?*

*The 2040 Comprehensive plan says...*

## ***3.1.2. Traditional Neighborhood:***

***“This form is characterized by predominantly residential uses”***

## ***Reality***

The California Community is a Traditional Neighborhood where people living OUTSIDE the community are purchasing cheap property in California for uses inconsistent consistent sustaining a residential neighborhood. By doing so, they are lowering our residential property values and quality of life.

# **PLEASE DENY THIS CONDITIONAL USE PERMIT!**



**Help protect  
Our community from**



**A SURPLUS OF TRANSITIONAL & , BOARDING HOUSES,  
HOMELESS SHELTERS, AND SHORT TERM RENTALS**

**LET'S STOP REWARDING ILLEGAL OPERATIONS BY GRANTING CUPs!**