

 **Clifton** Community Council
PRESERVING THE PAST PLANNING THE FUTURE

"Give residents a voice to government and keep them connected to one another"

December 12, 2017

Louisville Metro Planning Commission
Land Development & Transportation Committee
Regarding project number: 17ZONE1051

Dear Commissioners Jarboe, Blake, Turner, Brown and Lewis,

The Clifton Community Council (CCC) is writing in support of the proposed zoning change from C-1 to C-2 for the property at 1764 Frankfort Avenue in the Clifton Neighborhood.

Our CCC Land Use and Preservation Committee unanimously recommended supporting the zoning change. Our CCC Board of Directors unanimously voted to support the zoning change.

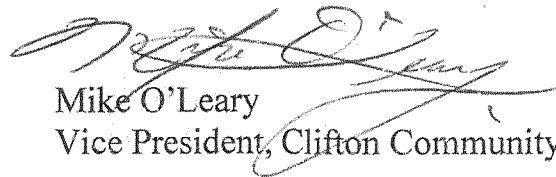
It is our understanding Mr. and Mrs. Stengel and Eric Wentworth worked closely with the fine staff of Louisville Metro Planning & Design to identify the required number of parking spaces and identify potential off-site parking. In the spirit of neighborhood cooperation Attorney Shannon Fauver has agreed to share parking spaces at her commercial property at 1752 Frankfort Avenue.

Mr. and Mrs. Stengel have owned 1764 Frankfort Avenue since July 1997. They invested in our Clifton neighborhood during a time 80% of the Frankfort Avenue shops in Clifton were empty and our neighborhood was a bit 'rough around the edges'. As property owners they have always been good neighbors. Mr. and Mrs. Stengel are again showing their support of Clifton by improving and making a significant financial investment in the property.

Mr. and Mrs. Stengel and Eric Wentworth have a vision for the property and their business which fits perfectly in our urban neighborhood.



Joey Keck
President, Clifton Community Council



Mike O'Leary
Vice President, Clifton Community Council

Dock, Joel

From: Dock, Joel
Sent: Wednesday, December 13, 2017 8:40 AM
To: 'Mike OLeary'
Cc: Hollander, Bill H.; Ethridge, Kyle; Brad Stengel, Stengel-Hill Architecture ; Charlotte Stengel, Stengel-Hill Associates ; Erick Wentworth
Subject: RE: 1764 Frankfort Ave. Letter of support fm the Clifton Community Council

I will incorporate into the record, state your support, and provide a copy to the commissioners.

Joel P. Dock
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>



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From: Mike OLeary [mailto:mike.oleary@twc.com]
Sent: Wednesday, December 13, 2017 6:29 AM
To: Dock, Joel
Cc: Hollander, Bill H.; Ethridge, Kyle; Brad Stengel, Stengel-Hill Architecture ; Charlotte Stengel, Stengel-Hill Associates ; Erick Wentworth; Mike OLeary, Vice President Clifton Community Council
Subject: 1764 Frankfort Ave. Letter of support fm the Clifton Community Council

Joel,

Attached is a letter of support from the Clifton Community Council regarding the proposed zoning change at 1764 Frankfort Avenue; project number 17ZONE1051.

The Board of Directors of the Clifton Community Council is very pleased to support the proposed zoning change for this property.

I am not able to take off from work to attend the LD&T Committee meeting tomorrow, December 14th. I am asking you to please provide a copy of our letter to the LD&T Commissioners. I am also asking you to please read out loud our letter of support so that it will be noted and recorded as part of the video record.

Thank you.

Mike O'Leary
Vice President, Clifton Community Council

Michael O'Leary
1963 Payne Street, Louisville KY. 40206
Phone: (502) 899-1364 Email: mike.oleary@twc.com

- *Let us understand before we disagree. If we disagree let us not be disagreeable.*

Dock, Joel

From: Dock, Joel
Sent: Monday, December 11, 2017 2:34 PM
To: 'Jessica Murphy'
Subject: RE: 17ZONE1051, Architype Gallery Re-zoning

Thank you for these comments. I will pass these concerns along to the applicant and incorporate them into the case file. Please plan on attending if you wish to have your comments on record at the hearing.

Thanks,

Joel P. Dock
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
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Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>



From: Jessica Murphy [<mailto:jessica.ellison.murphy@gmail.com>]
Sent: Monday, December 11, 2017 2:04 PM
To: Dock, Joel
Subject: 17ZONE1051, Architype Gallery Re-zoning

Hello Joel,

My name is Jessie Murphy. I am a Clifton resident and member of the Clifton Architectural Review Committee.

My only interest in this case lies in experience with the nephew of the applicant, Eric Wentworth. According to the Clifton Community Council vice president, Mike O'Leary, Eric is involved with the development of this new venture with the Stengels.

I live directly behind "The Hub" which Eric Wentworth co-owns. I did not oppose the development of The Hub or the 4 a.m. liquor licence when the project was being developed and soon regretted it. Starting late last year and continuing into this summer, we were dealing with excessive noise from The Hub often. For months we lost sleep almost every Saturday night and sometimes weeknights. In addition to the loud bass that was keeping us awake and that was so loud that it would sometimes rattle our windows, we would also be woken up a couple

times a week between 2 and 5 in the morning because they had their trash collected at that time of night. We first tried contacting the owners (Eric Wentworth and Talmage Collins) directly concerning these issues, but they were not resolved. After months of dealing with this, they were cited by ABC for noise violations. After this happened, they finally turned the music down and we don't have as many issues. They were never issued a fine from ABC because they turned down the music after the citation. The dumpsters are still collected very early - sometimes 4 in the morning on weekdays.

This was a very exhausting and consuming experience.

I don't know if this has any relevance to your case or not, but it seems to me that Eric Wentworth is going to have some managerial capacity in this project. I would hope that a wine bar would not be too loud, but experience has told me to question these things in advance rather than giving businesses the benefit of the doubt. When Eric and Talmage were planning The Hub, they promised the neighborhood that there would be no outdoor speakers, but there are outdoor speakers now. They promised that they were not opening a nightclub, but we were woken up and kept awake by the loud bass from their building between 11 and 4 a.m.

This may not have relevance to your case because he is not an official owner, but I would feel bad if I did not relay my experience for the benefit of the neighbors of what is now a quiet gallery.

I am glad to have this mostly behind me and do not wish to cause issues with the neighboring business (because we are enjoying things being a bit quieter now). But if you think this is relevant to the re-zoning of this business (and if you let the public speak during these hearings), I may be able to make it to the meeting this Thursday.

Thank you,
Jessie Murphy