

From: gealr@iglou.com
To: [Lawler, Jonathan](#)
Subject: 23-CAT3-0009 1400 Bicknell Avenue
Date: Friday, May 26, 2023 9:45:08 PM

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Jon Michael (Am I spelling your name correctly)

I hope you had a great Memorial Day weekend.

Here are my comments so far.

Louisville Metro Housing Authority (“LMHA”) proposes to construct an institutional looking, concrete, three-story, 60 unit senior living community. The institutional looking building is not satisfactory for our senior citizens.

LMHA wants to subdivide the property with the three-story institutional looking, concrete building constructed on 3.24 acres. A road (proposed name - Tuscarora Way) will be constructed next to the 3.24 acres.

The roof is flat to support HVAC units. Adding a fake peaked “roof” would help make the building look less like an institution. Using bricks on the exterior walls is more desirable than the institutional concrete building.

LMHA proposes only 59 parking spaces for a 60 unit facility that will also have staff working at the building on a daily basis. Fifty-nine of the units are one-bedroom and one unit is two-bedroom. Only one resident in each unit must be 55 years of age.

The proposed facility is within a reasonable distance from a TARC route; however, if street parking is not available, 59 parking spaces is NOT sufficient. While each resident may not have a vehicle, family members and friends visiting the resident will have vehicles. I am not asking for more on-site parking spaces but want to be sure on street parking will be available.

LMHA also requested a variance from LDC 5.2.2.C.2. They request that the building be located 82.5 feet from Bicknell instead of the required 25 feet for a variance of 57.5 feet. They further request that the building be located 52.9 feet from the proposed road instead of 25 feet for a variance of 28 feet.

The variance application does not support granting a variance. In each case, the requested variance is more than double the 25 feet requirement in the Land Development Code. Furthermore, the statement “The requested variance will not alter the essential character of the general vicinity since the area has a mix of housing and building types and setbacks.”

This is the former Iroquois Project property. The majority of the property in the general vicinity is unimproved. To the east, between this proposed institutional looking building and Taylor Boulevard sits the

Hazelwood Shopping Center. To the north, sits unimproved property owned by LMHA and then the Watterson Expressway, as well as h

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Cc: [Liu, Yu](#); maureen.welch1222@yahoo.com; [Ruhe, Betsy](#); [Katz, Rebecca](#)
Subject: 23-variance-0070 1400 Bicknell Avenue
Date: Sunday, August 20, 2023 3:01:13 PM

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Hi everybody,

I can't find evidence that I received an electronic notice of the BOZA agenda for tomorrow's public hearing. I do find evidence of receiving agendas for the 8/23 Clifton ARC, 8/22 BROD, and 8/24 LD&T. Can you verify that the 8/21 BOZA agenda was issued electronically?

Because I had a note on my calendar that this case was to be heard on 8/21, I found the agenda on legistar. The agenda nor the staff report contain comments that I emailed on May 26.

This is the third time in less than two months that comments submitted have not been included with the staff report when the agenda is initially published. In the first two cases, I received acknowledgements from the case manager that the comments were in the file and would be provided to the commissioners. I know the case manager received my email in this case because he replied to my email.

The first case involved a short term rental on Emery Avenue. I caught that error the day of the BOZA hearing and the case manager distributed my comments to the BOZA commissioner.

The second case involved 5323 New Cut Road and I caught the error the day the agenda was published. The agenda was reissued with multiple comments attached.

As I don't have evidence that I received the agenda for tomorrow's BOZA hearing, I could not have previously caught the error.

I know the case manager in this case is fairly new, but the case manager was different in each of the three cases. The failure to provide emails to commissioners appears to be office wide.

Has Planning and Design changed their policies. Are emails from the public no longer being provided to commissioners. If this is a change, when did the change occur and how was the public notified.

Also, I just checked a neighborhood meeting notice for a zoning change and the information in the letter states "If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the Planning and Design Services Case Manager as listed below:" If Planning and Design has changed their policy, please have the language on the neighborhood meeting notices changed.

Thank you.

Ann Ramser