

Mabry, Brian K.

From: Hughes, Susan
Sent: Tuesday, January 03, 2017 9:19 AM
To: Mabry, Brian K.
Subject: FW: Contact Councilwoman Marianne Butler [#321]

Follow Up Flag: Follow up
Flag Status: Flagged

Good New Year to you Brian... I have another letter of opposition to the proposed 604 Eastern Parkway case. Please include in your staff report.

Thanks and I'll see you Thursday.

Susan

From: Councilwoman Marianne Butler [no-reply@wufoo.com]
Sent: Tuesday, January 03, 2017 7:43 AM
To: Butler, Marianne
Subject: Contact Councilwoman Marianne Butler [#321]

Name Debra Harlan

Address [<http://static.wufoo.com/images/icons/map.png>]

<<http://cp.mcafee.com/d/FZsS93gA76Qm7Cm61P2b9KVJAs->

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1734 Chichester Ave

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United States

Phone Number (502) 724-1944

Email debraandted@gmail.com<<mailto:debraandted@gmail.com>>

Comments

I am writing in opposition to the proposed zoning change and waiver application for 604 Eastern Parkway that in my professional opinion constitutes a spot zoning that in turn will drastically alter the existing residential and Parkway character that is the essence of this area's rebirth and revitalization. Our Parkways should be respected in terms of tree canopy, visual blight in the form of the proposed "billboard" scaled freestanding sign, and ill-advised Precedent that the proposed actions will surely burden the block and the site. Form district standards are meant to be upheld in all but the most unusual situations. I helped write the sign code and professionally permitted and designed hundreds of signs in my thirty five year career. The purpose of the 120' regulation in T N form is to prevent sign clutter when an attached sign more than suffices. Narrow lots peppered with freestanding signs along an Olmsted Parkway is a recipe for disaster we PLANNED for in writing the smart growth code we have apparently abandoned in favor of what I call WTF zoning ! You need only ride down (cannot walk) Preston Highway to see the results of that kind of non planning . This application is a quintessential example of what not to do, curiously supported by a disengaged planning staff with little experience apparently in code application . Multiply the proposed outcome by every surrounding property and

imagine the result . Please do not allow an applicant with thousands of dollars in unpaid housing fines to now be rewarded by approving blight that will only multiply if such a poor precedent is set .

Mabry, Brian K.

From: Thomas Woodcock <tomwoodcock@gmail.com>
Sent: Tuesday, January 03, 2017 9:29 AM
To: Mabry, Brian K.
Subject: Spot zoning 604 Eastern Parkway
Attachments: download_20170103_092535.jpg

Good morning Brian,

I would like the following attached photo to be placed in the record for spot zoning of 604 Eastern Parkway.

This sign is 5 feet tall by 10 feet wide. Plans for 604 Eastern Parkway include a 60 square foot sign- even bigger than the sign in the attached photo. Thank you.

-Tom

--

Thomas C Woodcock
(502) 649-3283
Woodcockinc.com

From: Debra Harlan
To: Mabry, Brian K.
Subject: 604 Eastern Parkway
Date: Wednesday, January 04, 2017 9:29:39 AM
Attachments: [ATT00001.txt](#)
[ATT00002.txt](#)

I am adding my voice to the list of concerned professionals and neighbors who oppose the proposed zoning change at this address, as well as the major site waivers that fly in the face of the smart growth code constantly being dumbed down to suit a single request .

This is an Olmsted Parkway. It's character is foremost residential and does not lend itself to spot zoning with complimentary billboards in the front yard to announce..... a law office?!?! Granting a signage waiver invites more of the same when you lower the standard to "anything goes".

The result will be a sad visual litterfest of overscaled signage that destroys the Parkway and which is NOT the Parkway standard !

Where is the landscape plan planting trees? Where is the protection from heat island creation and a 9-5 use that will be no better a neighbor than the house has been as an abandoned house with unpaid fines by this owner?!? If you are in need of waivers how about a waiver from the off street parking that encourages the entire rear yard to be paved over??

I imagine we won't be spot zoning the house next to the owner's own home, in where, Prospect?! Or erecting signs or paving over yards !

I cannot even begin to count the ways the sign waiver is a misuse of the reason waivers exist!





FAMILY DINER
PIZZA SANDS
DICK BETTY
Jackson Hewitt
Jim Cain's
JEWEL BOX

NEARLY NEW
SHOP
Lower Level

THE
HAB
DOOR

Raising
Cane
CHICKEN FINGERS

Mabry, Brian K.

From: Lockett, Daniel R
Sent: Tuesday, January 03, 2017 10:11 AM
To: Mabry, Brian K.
Cc: Hughes, Susan
Subject: 604 Eastern Parkway

Mr. Mabry,

I wanted to email you to add an additional caller in opposition to the proposed zoning change with 604 Eastern Parkway. Her name is Martha Ernst. She did not submit an email or letter however wanted her name added to the opposition. Thank you Sir!

From: Phil Lamb
To: Mabry, Brian K.
Subject: 604 Eastern pkwy
Date: Tuesday, January 03, 2017 11:48:28 AM

I would like to voice my opposition to rezone at 604 Eastern parkway. We do not need more business in middle of housing on Eastern parkway.

Thank you,

Phillip
545 eastern pkwy

From: [Hughes, Susan](#)
To: [Mabry, Brian K.](#)
Subject: FW: Contact Councilwoman Marianne Butler [#322]
Date: Tuesday, January 03, 2017 12:56:01 PM

For 604 Eastern Parkway. Thanks Brian

-----Original Message-----

From: Butler, Marianne
Sent: Tuesday, January 3, 2017 12:44 PM
To: dontups@bellsouth.net
Cc: Hughes, Susan; Luckett, Daniel R
Subject: RE: Contact Councilwoman Marianne Butler [#322]

Thanks for the e-mail. We will forward to the planning commission.

From: Councilwoman Marianne Butler [no-reply@wufoo.com]
Sent: Tuesday, January 03, 2017 11:43 AM
To: Butler, Marianne
Subject: Contact Councilwoman Marianne Butler [#322]

Name Donna McCoy
Address [<http://static.wufoo.com/images/icons/map.png>]
<http://cp.mcafee.com/d/5fHCNESyMYOMUyYyqejtPr8VZUQsKnKrp7fL6zBNyVJAs-YqenFCS6rIzArECRtzbog_y3sP_y2zWJOEpAuvVkJN6FASvIKI3czP_aBK8RcCO11x0wUY_R-7npshvpWZOWrbxEVV5dddYQsLzKEyCJtdmXwXBgY-F6IK1FJ4SyrKrKr01GWJjydaqAj_Vv2gIs-Mqejh0drivNwq80JiFziM0g0xmHsG6p7D-042we05yWq8U08jxavE6y0oDI_ErRrr4_1hxJSJundLCzBd4S9lxfrijd40BIK5F7CaGX0Qg3uNB18uq81BKp_Nd41Fr0NBdcQKCS6jv1tZv5M>

549 Eastern Parkway
Louisville, KY 40217
United States

Phone Number (502) 634-3195
Email dontups@bellsouth.net<<mailto:dontups@bellsouth.net>>

Comments

There is an issue with wanting to make 604 Eastern Parkway a business. Please reconsider this as we have a lovely neighborhood and do not want businesses taking over and popping up. We would like to encourage the owner to leave this a residence and keep our neighborhood with homes.

Thank you for your time.

Donna

Mabry, Brian K.

From: Thomas Woodcock <tomwoodcock@gmail.com>
Sent: Wednesday, January 04, 2017 9:37 AM
To: Mabry, Brian K.
Subject: Spot zoning 604 Eastern Parkway

Mr. Mabry,

I've spoke with one of the inspectors at the property maintenance division. I'd like to include that there are \$15,400 in unpaid property maintenance fines for 604 Eastern Parkway.

This is from unpainted cornice, trim, and garage. Additionally, windows are broken and open to the elements. No street numbers.

Lastly, inspectors have made 72 visits to this property since the owner purchased. A drain and burden on city's resources.

Thank you.

Tom Woodcock

--
Thomas C Woodcock
(502) 649-3283
Woodcockinc.com

From: Saint Joseph's Area Assn.
To: [Mabry, Brian K.](#)
Cc: [Butler, Marianne](#); [Hughes, Susan](#)
Subject: 604 Eastern Parkway 16ZONE1058
Date: Thursday, January 05, 2017 12:38:41 AM

I am writing on behalf of my neighborhood association where this property is located. The association's concern with this zoning change from R7 to OR is we do not want to start a precedence of residential properties becoming re-zoned for OR zoning. We feel this will take away from what the Olmsted Parkway's represent. Which is a tree lined parkway of residence and not business offices.

The businesses that are on Eastern Parkway have been there for many years, most over 50 years. There is nothing we can do about them but we can contain them in the future. We are not looking forward to more businesses on "The Parkway". We would like to keep the parkway for what it is known as "a tree lined residential parkway."

This property has been inspected 72 times over the years (previous and current owner). However, the association feels since this property has been cited for the same exterior violations they should have been taken care of regardless of the outcome of the zoning hearings. We are looking for curb appeal, not a boarded up piece of property on "The Parkway." Hoping the current owner will keep the property in better condition than it is in now.

If this zoning is approved then the association would like to place binding elements on the property:

1. No front or street parking, all vehicles must be restricted to the rear of the property
2. No neon signs, portable signs, flashing lights or signs of distraction. Signage to be restricted to no more than two (2) foot by two (2) foot, constructed of weather durable material preferably bronze maker type
3. Any tree on the Eastern Parkway side of the property that has been destroyed or cut down must be replaced immediately with the approval of Louisville Metro Parks Department and the Olmsted Parks Conservancy

With thanks and appreciation of your time on this concern at this late date.

Gail Linville

President

526 Atwood St

Louisville, KY 40217

(502)637-3159 (home)

(502)533-6936 (cell)

Mabry, Brian K.

From: Patty Grider <ztgrider@hotmail.com>
Sent: Thursday, January 05, 2017 10:16 AM
To: Mabry, Brian K.
Subject: CASE NUMBER 16ZONE1058 (604 Eastern Parkway)

Brian,

I spoke with you this morning on the case 16ZONE1058 (604 Eastern Pkwy). I live at 606 Eastern Pkwy and my husband and I are fine with a Law office at 604. Our **biggest** concern is the Miller Ave extension. If Miller Ave becomes one way at the 608 Eastern Pkwy, we would always "technically" have to exit through the ally. Is this correct? We will probably have to put up a privacy fence and it will be hard to get in and out of our house. (especially with a trailer) I totally think the law office will be beautiful but I am concerned about the extension of Miller Ave. Is there not another way? There are several businesses on Eastern Pkwy and I don't think this should be any different. I also feel like there would be **less traffic** with a law office than if apartments were to be there. Again I'm for the Law office but not the extension of Miller and what it will do to the value of my house?? My husband and I were going to come to the meeting today but with the 2 hour travel and snow, we decided it's best to stay home. Thank you

Patty Grider
270-585-1178