

Mattingly, Laura L

From: Joseph Thomas <jthomas686@students.sbts.edu>
Sent: Thursday, March 22, 2018 12:59 PM
To: Mattingly, Laura L
Subject: Rezoning application for Kentucky Hospitality

I'm writing to oppose the rezoning application of Kentucky Hospitality on 3rd street in Beechmont. Duncan bought the property to use as a business, even though it is residential. Why should she be able to get it changed after the fact just by asking? She's already been operating it against zoning for months. We have separate zoning areas for a reason, she should have to follow the rules like other business owners and move to a nearby business location. Rezoning should only happen if there is a compelling reason, or if it will have minimal impact. There is no reason here except that she is already operating at the location - and that is her fault, at first for not knowing (ignorance) and then later in defiance of the city. Why should she get to change the neighborhood because of that?

This is not a question of race or class - Beechmont already has the greatest density of immigrants anywhere in the city. We want to see people be able to work. But she should have to play by the rules that are there for a reason. Let her move to a real commercial location.

-Joe Thomas

Mattingly, Laura L

From: robalejr@aol.com
Sent: Thursday, March 22, 2018 4:31 PM
To: Mattingly, Laura L
Subject: Zoning Change for 4511 S. Third St

Ms. Mattingly, I am a life-long resident of the Beechmont/Iroquois neighborhoods. I would like to strongly oppose the rezoning of 4511 S. Third St. I have watched our neighborhood deteriorate greatly over the last 65 years and I feel like this rezoning will only add to that. I do not oppose the temporary agency that would like to operate out of that house. But I believe they would be much better suited to operate from Iroquois Manor or Woodlawn Ave. I do have concerns about how the business is operated since the owner found nothing wrong with opening her business before it was legally approved. That should send a red flag to everyone - it certainly does the residents of this neighborhood. Not only would the property become very crowded with cars (already happening) which would look junky, but more importantly, increased traffic flow from that drive way will be taking place in a very, very awkward section of Third St. Please do what is right for the people that live in Beechmont and do not approve this zoning request. It would be the right thing to do. The right thing.

Thank you,
Nancy Bale

Mattingly, Laura L

From: David Nevitt <dnevitt@hotmail.com>
Sent: Thursday, March 22, 2018 4:47 PM
To: Mattingly, Laura L
Cc: David Nevitt
Subject: Business at 4511 S 3rd 40214

Laura.

As a resident and a board member of Beechmont I am opposed to the zoning change to a business at 4511 S 3rd St 40214 for many reasons the top being traffic and parking that area is too congested already the fact that the owner has already started a business there is disgusting and should now weigh in her favor please tell the powers that be that we do not want this zoning change to be passed. Thank you David Nevitt.

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Mattingly, Laura L

From: Tom Guenthner <tom@aye.net>
Sent: Thursday, March 22, 2018 4:55 PM
To: Mattingly, Laura L
Subject: Beechmont

Just to let you know I am a 60 year resident of Beechmont and live a few blocks from the 3rd st zone change. I am not in favor of this change. We already have crime around that area and don't need more traffic and low life in the area. Thanks for listing to me

Tom Guenthner

Mattingly, Laura L

From: jmshep593@gmail.com <joanshep01@gmail.com>
Sent: Thursday, March 22, 2018 10:17 PM
To: Mattingly, Laura L
Cc: vitalislanshima@gmail.com ; Jackson Cooper; Ricky George <rglane@link-electric.com>; Nancy Bowman-Denton; David Nevitt
Subject: Zoning change for 4511 S. 3rd St., Louisville, KY

Dear Ms. Mattingly,

I am contacting you to express my opposition to the request for zoning change for 4511 S. 3rd St., Louisville, KY. I became familiar with this issue in 2016, while I served as treasurer for Beechmont Neighborhood Association. I believe the issue was immediately raised with the zoning commission when it was first recognized the property owner's intent was contradictory to current zoning ordinances. The subject has been revisited several times by various times by several different neighbors.

Ms. Duncan, the property owner, has continued to operate and expand her business despite opposition properly voiced by members of the community and made changes to the property against current zoning codes. Now we hear she is increasing her demands on this community and fully expects to continue to operate her business, illegally as she has been doing for nearly two years now.

One of the first things Ms. Duncan did when she bought the property was cut down one of Beechmont's large, old-growth canopy trees, a depletion that the neighborhood associations and Louisville Grows were working desperately to revive. While so many people are laboring to preserve green space in their neighborhoods, Ms. Duncan finds it convenient to gravel over a large swatch of a green grassy lawn to turn into a parking lot, again, without proper zoning approval. This occurred when neighbors complained about the excessive use of Thornton's parking lot and the dangerous scenarios that were created when so many pedestrians continuously crossed one of the busiest sections of 3rd street to get to the business. These issues likely would not have even occurred had Ms. Duncan selected a location that was properly zoned for her business in the first place.

According to Insider Louisville's March 22nd article by Michael Jones, Ms. Duncan indicated she does not understand why the neighbors would tolerate a Thornton's in the neighborhood but not an establishment such as hers. The difference is, Thornton's has always gone to great lengths to communicate truthfully and directly with Beechmont residents and neighbors, work within the stipulations of existing laws and regulations, and ensured any changes they made would be appropriate and considerate of the surrounding community.

So far, Ms. Duncan has shown absolutely no regard for following the rule of law or local zoning codes. This only serves to cast negative light on her entire business model, especially when it comes to dealing with a largely under-privileged, immigrant population who might be easily taken advantage of. The South End is in need of businesses, but it does not need business owners who willfully and knowingly act outside legal boundaries and so eager to intrude on the rights of everyone else within the community.

Please consider this email my formal notice of opposition to this request for zoning changes. Also, please consider taking any further actions required to ensure this property owner returns the property back to the residential quality it had before she made the illegal changes.

Please know I say this with the utmost respect for the many hard-working individuals who work for our city, but, if the zoning commission has no intentions of enforcing the current zoning codes and regulation, what exactly would the purpose be for having a zoning commission?

Mattingly, Laura L

From: Judy Segó <judysego@hotmail.com>
Sent: Thursday, March 22, 2018 11:09 PM
To: Mattingly, Laura L
Subject: 4511 S 3rd Street

Ms. Mattingly,

This location is operating a business in a residential zoned area. I know your department is aware of the situation but have chosen to do nothing about it. Can you please explain to me why it is ok for this business to operate illegally?

Thank you for your time.

Judy Segó
judysego@hotmail.com

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Sent using Inbox for Hotmail

Mattingly, Laura L

From: Kelly Sullivan <kgs321.ks@gmail.com>
Sent: Thursday, March 22, 2018 2:48 PM
To: Mattingly, Laura L
Subject: Rezoning issue

Categories: To Do

This is in regards to rezoning the property at 4511 S. 3rd St. I believe this should not be changed to business because of the traffic issues it will/has caused, the fact that the person who owns it is already doing business there when she shouldn't be, and because there are plenty of business space available near by if that is where she wants to locate her business.

Thank you for your time,
Kelly Sullivan

Sent from my iPhone

Mattingly, Laura L

From: Judy Segó <judysego@hotmail.com>
Sent: Thursday, March 22, 2018 11:09 PM
To: Mattingly, Laura L
Subject: 4511 S 3rd Street

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