

January 14, 2019

Letter of explanation for proposed development: 18CUP1145

I, Mary Beth Delahanty, live in the property at 1812 Deerwood Avenue.

I am an elementary school teacher for Jefferson County Public Schools.

My home is a two and half story frame home, on a lot the is approximately 30' x 250'.

I currently have a 20' x 20' cinder block garage that is in need of demolition, and rebuild.

This garage sits approximately half the way behind my home toward the back alley, which is my property line. This means that for the past 30 years, since I purchased this home (the previous owner had built it), my garage has blocked my view of half of my yard. As I need a new garage, I would like to position it toward the back of the property.

In addition, since my lot is so very long, and as it is my intention to live in this home for at least another 30 years, I would like to build my new garage as carriage house; a 20' x 30' garage with a second floor one bedroom apartment. While the current plan for this 600 sq. foot apartment is to rent it to my brother, I anticipate that it may be rented to a single unrelated tenant, or a couple in the future.

This structure is planned as traditional style, frame structure, with a private side entrance, and a 15' x 20' parking pad for the tenant's use. In addition to the light from the street light on the alley, that is approximately 20' from the structure, I will also install a number of coach lights and a flood light that will illuminate the parking tenant's parking pad.

As per the instructions of the office and planning and design, I understand that I will need to change the deed of my property to reflect that this structure and the land on which it sits, is and will always be a part of this property, and is not eligible to be subsided and/or sold separately.

Mary Beth Delahanty

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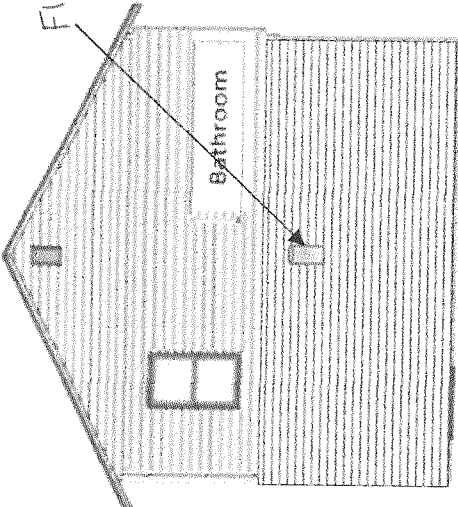
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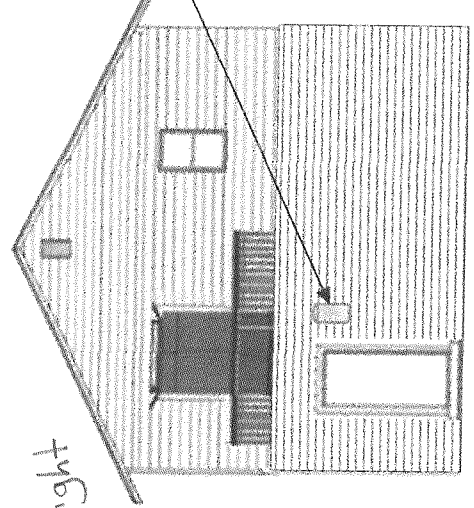
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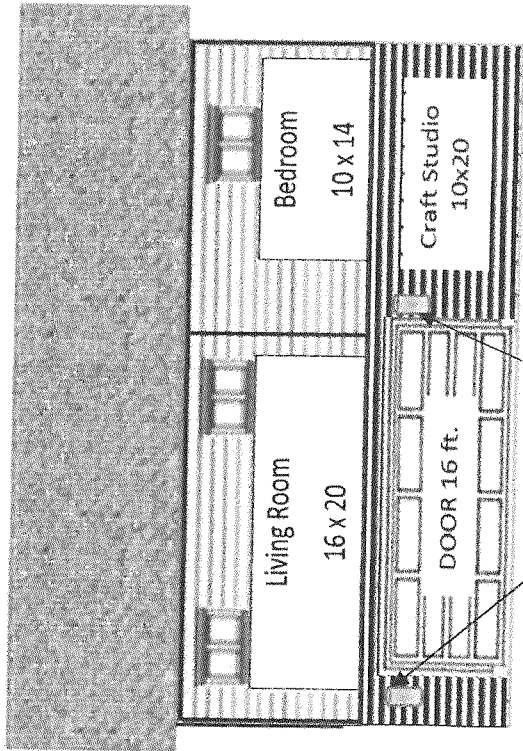
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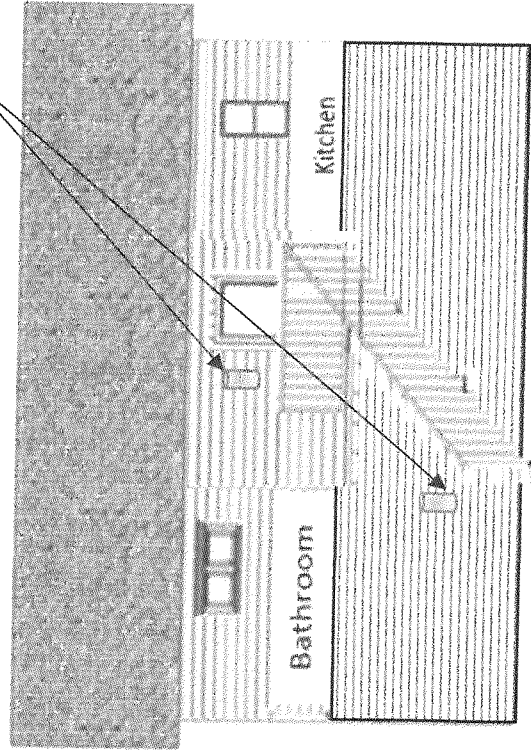
Side Elevation As seen from the back alley



Side Elevation As seen from the primary structure

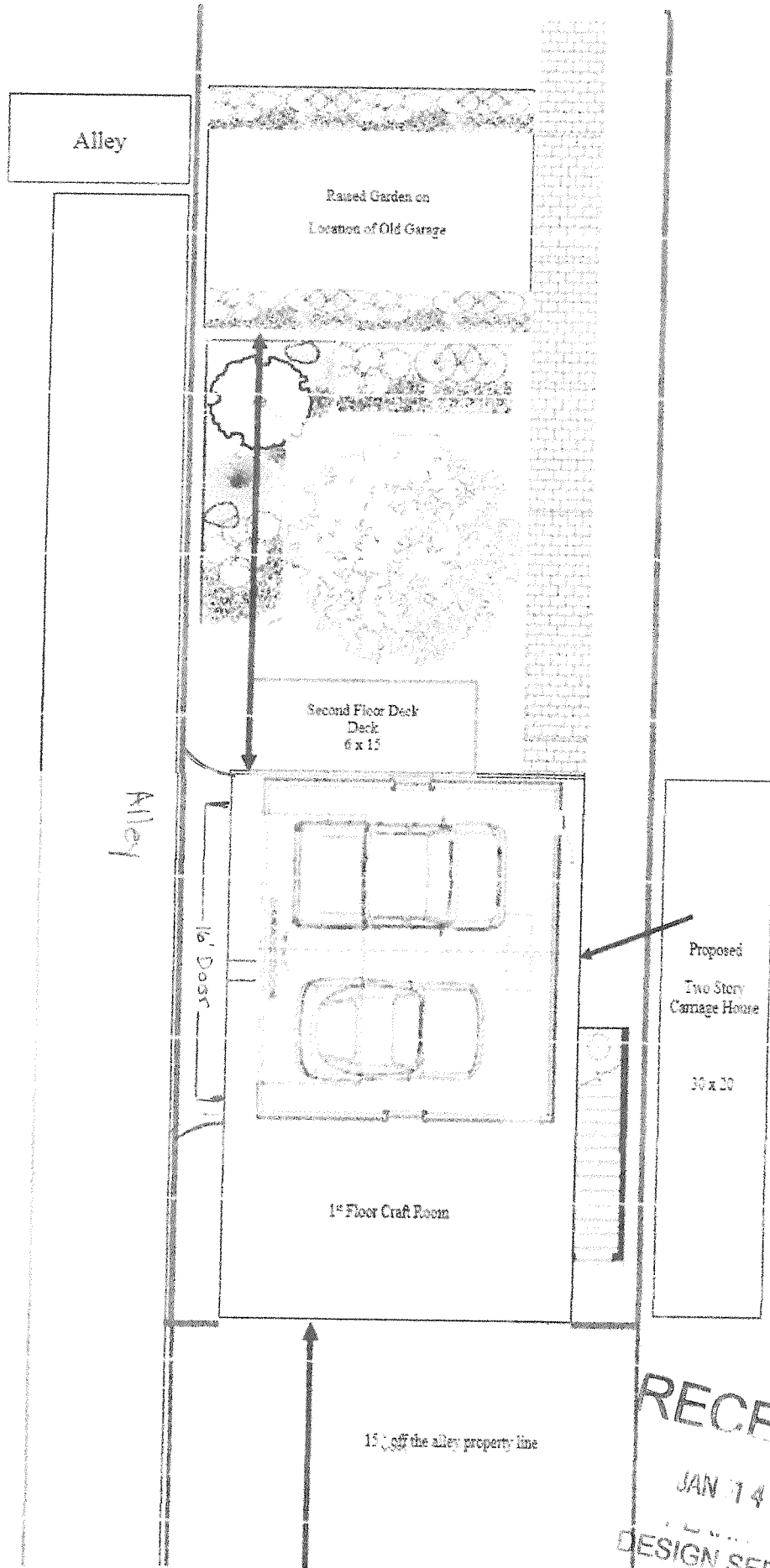
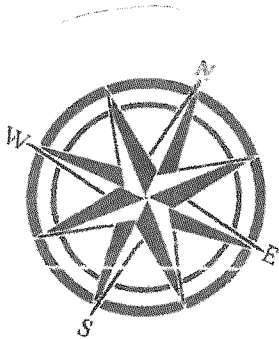


Front Elevation As seen from the side alley



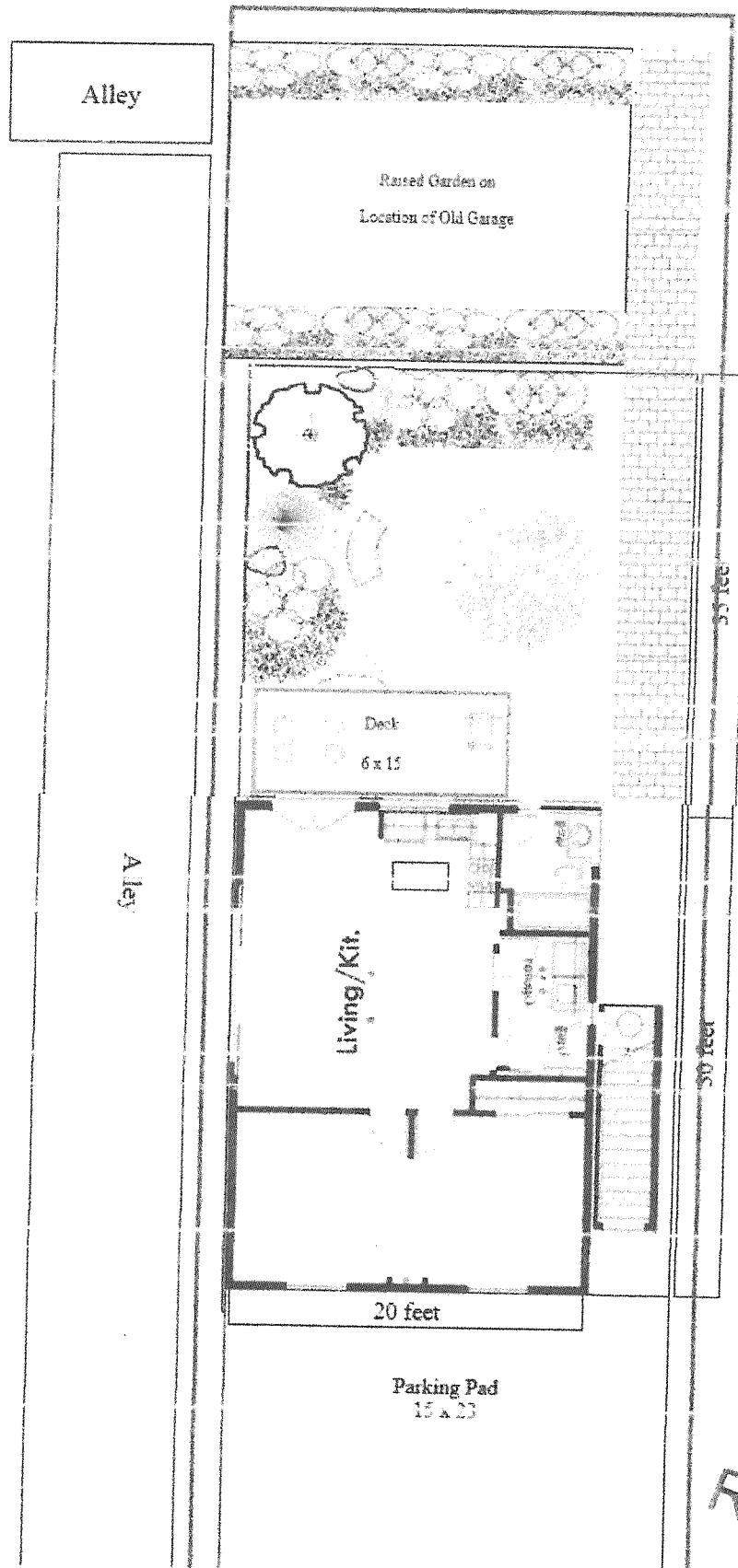
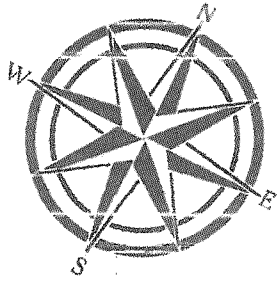
Side Elevation As seen from the neighbor's yard

Coach Lights



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December 12, 2018

Dear Neighbor,

Hi! I'm Mary Beth Delahanty, and I live at 1812 Deerwood Avenue. I have been living here in my Highlands home for over 30 years, where I have raised my children. I love my home, and my neighbors, and wouldn't live anywhere else.

After 30 years living in my home, I have recently decided to invest in some needed improvements, to not only my house, but to construct a new garage on the alley behind my house. My proposed garage plan also includes a small 1 bedroom apartment to be constructed as a second floor. The structure will be 20' x 30', which is a common size in our neighborhood. The design will be a traditional frame, vinyl sided building, with a two car garage door. It will be set back off of the back alley, with a small deck that will face my yard. In addition to the street light that is already on the alley, the corner of my yard, I will also install traditional garage coach lights for safety and aesthetic.

Anyone who knows me knows how much this project means to me. I am not only financially invested in my Deerwood/Deer Park neighborhood, I am very emotionally invested in my neighborhood. I have called this area my home for 30 years, and intend on remaining in my home for the next 30 years.

Thus, in accordance with the procedures required by the Louisville office of Planning and Design Services I am inviting you to attend an informational meeting at my home, on Saturday December 29, 2018, at 6 PM.

This will be an informational meeting, affording an opportunity to review my proposed plan, to discuss it, and to share your opinions. This meeting will be held in addition to the established public meeting procedures of the board of zoning adjustment.

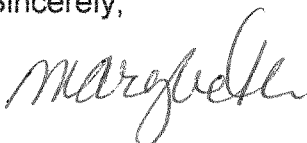
The meeting to discuss this development proposal will be held on:

Saturday December 29, 2018 -- 6 PM to 7:00 PM.

1812 Deerwood Avenue

I encourage you to attend this meeting and to share your thoughts.

Sincerely,



MaryBeth Delahanty

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Delahanty Conditional Use Information Meeting

Date/Time: December 29, 2018

Location: 1812 Deerwood Ave

Attendees:

MaryBeth Delahanty (homeowner)

Karla Haas – 1819 Deer Park Ave

Mark Flagg – 1819 Deer Park Ave

Objective

To review CUP proposed plan for 1812 Deerwood carriage house/garage apartment, to discuss it, and to share opinions, in accordance with the established public meeting procedures of the board of zoning adjustment.

Minutes

6:00 to 6:15: Welcomed guests; appetizers and drinks served

6:15 to 6:30: Reviewed construction plans, architectural drawings, elevation drawings, and site plan.

6:30 to 6:45: Conducted a walk-through of the site, to demonstrate and discuss the set-backs from the alleys and property lines.

6:45 to 7:00: Answered questions regarding the proposed CUP

Questions and Comments:

Ms. Haas asked about the number of windows that will overlook the back alley and position of the balcony of the second floor apartment.

Expressing that, in her opinion, having the bedroom (with only 2 windows) on the back alley side of the structure and the balcony on the “yard side” of the structure was good for the apartment resident as well as the neighbors across the alley.

Ms. Haas also inquired about the depth of the garage apron/drive way. I explained that the structure is planned to set 5 feet off of the property line and that with the 3 feet of easement, the actual distance from the property across the 12 foot alley would be 20 feet, which is enough for the residents of the apartments across the alley to back out of their parking places.

Both Haas and Flagg and voiced their support for the project.

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