

Project Number: 15ZONE1049

Location: 1741 Frankfort Avenue, Louisville, KY 40206

November 24, 2015

Dear Mr. Brown,

I will be out of town on December 10th so I will not be able to testify in person at the Land Development and Transportation Committee.

I am writing in support of a LDC Waiver regarding the landscape buffer requirement for this property.

Issue #1: Requirement to plant 5 trees in the 10' buffer between the church and the residence on Frankfort Avenue. A 10' buffer does not exist, therefore the zoning board is requesting 5 trees planted elsewhere on the site.

The property has two mature and healthy trees on Frankfort Avenue in front of the building. The property has three mature and health trees on William Street at the west side of the building. I'd like to suggest these five existing trees be incorporated and accepted as part of their landscape plan.

If, however, additional trees need to be planted I ask new trees be planted along the Frankfort Avenue corridor or within the 9th City Council District of Louisville Metro.

Issue #2: Because there is not 10' space between the existing structures, LD&T is requesting we install a 6' high, solid fence to substitute for the buffer width.

The structure at 1741 Frankfort Avenue was built in 1914 as a church. The residential brick shot-gun house at 1745 Frankfort Avenue was built in 1900. The residential brick shot-gun house has one window on its west side facing toward the former church.

For one hundred and one years these two structures have co-existed next to each other without a buffer to visually separate the two properties. I do not feel the change of zoning of the former church will cause harm for its residential neighbor due to the lack of a visual buffer between the two properties.

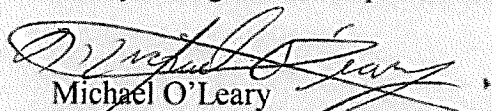
A visual landscape buffer in the front of the property at the property line between 1741 and 1745 Frankfort Avenue may be in violation of our Clifton Historic Preservation District Guidelines.

- SITE: ST6, ST10, ST11, ST12.
- CULTURAL LANDSCAPE: CL4 (7).

I have lived in the Clifton neighborhood for eighteen years. I have been part of the grass roots leadership who have worked so hard to stabilize and have our Clifton neighborhood become strong and grow. The rezoning and repurpose of the James Lees Memorial Presbyterian Church building is an example of our vision for the neighborhood as it moves forward.

The building was designed and built by nationally known architect Samuel M. Plato. Visual barriers and buffers should not prevent the public from seeing and appreciating the architecture of this historically significant building.

As a Clifton neighborhood preservationist, neighborhood leader, and Clifton home owner I ask you to grant the requested waiver for this fine project.



Michael O'Leary
1963 Payne Street, Louisville, KY 40206

RECEIVED

NOV 30 2015

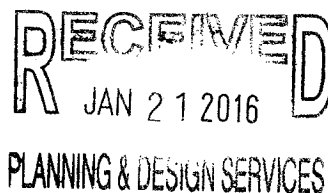
PLANNING &
DESIGN SERVICES

15Z0151049

Neighborhood Planning & Preservation, Inc.

1527 Highlands Avenue P.O. Box 4731 Louisville, KY 40204 -0731 E-Mail: nppkentuckiana@gmail.com

Christopher Brown, Case Manager
Louisville Metro Planning & Design
Re: Case#: 15ZONE1049



Mr. Brown:

Please read this letter of support into the record of today's Land Development & Transportation Committee meeting.

By this letter, Neighborhood Planning & Preservation (NPP) supports the proposed zoning change at 1741 Frankfort Ave. to accommodate the refurbishing and reuse of the historic James Lee Presbyterian Church. The applicants have aggressively pursued feedback from the community. They have also been pro-active in inviting opinion from the Kentucky Heritage Council, NPP and The Samuel Plato Academy of Preservation Trades, regarding the numerous aspects of their proposal. Given their efforts, we are confident that the applicant will proceed in a way that honors the historic Samuel Plato structure and the guidelines within the Clifton Historic Preservation District.

The change in zoning imposes no harm on the residential neighbors to the project. Our only concern involves the possibility of a visual buffer. We suspect a structured buffer may violate the Clifton's neighborhood plan or historic preservation district guidelines. Overall, we hope some compromise involving retaining extant trees and the strategic planting of new trees on and around the site is in the works. Given how the applicant has interacted with the neighborhood so far, we feel confident they will remain sensitive to the neighborhood guidelines and continue to make this project a win-win for all concerned.

Sincerely,

Martina Nichols Kunnecke

Martina Nichols Kunnecke
President

Cc: NPP Board