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Neighborhood Meeting Notification Letter

November 6, 2017

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for District 9 - Bill Hollander.

Rodney Alvey plans to submit a development proposal to request a zoning change for 3202 Frankfort Avenue.

Applicant intends to convert a portion of the existing building into a restaurant and add an outdoor dining area. The applicant wishes to serve alcohol in the new outdoor space. The applicant would like to be approved for a conditional use permit to serve alcohol in the new outdoor space. The applicant also requests a variance from the plantings required along the alley at the edge of the property. The applicant would like approval for the use of a 5' privacy fence instead of the required plantings.

There will be no live entertainment on the new outdoor deck and no live entertainment indoors. Hours of operation 11:00 a.m. to 10:00 p.m. M-Thursdays and till 11:00 p.m. on Fridays & Saturdays.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his/her representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

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

Wednesday, November 22, at 6:30 p.m.

The meeting will be held at 3202 Frankfort Ave. in the proposed space.

At this meeting, the developers and architects will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

1700P1035

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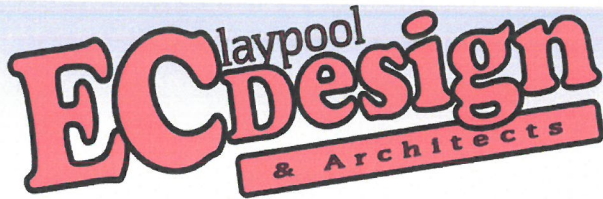
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Neighborhood Meeting Minutes

December 14, 2017

We had a neighborhood meeting on November 22, 2017, and invited our neighbors to see our new restaurant project on Frankfort Avenue, and discuss any issues they may have with our new project. We gave a brief presentation of the new project and allowed the neighbors to ask any questions that they might have. The proprietor of the new restaurant, Robbie Alvey, gave the presentation. I, the architect attended, as well as Bill Rogers, the property owner's representative. The contractor, Robert Brugh, also attended and answered questions. Here is a list of the questions and comments that we discussed. I've tried to convey what was asked about our project and then what our responses to those questions were.

A direct neighbor was concerned about being able to see our guests dining on the exterior deck, and that the guests would be able to look directly into his backyard. We agreed and we promised to erect a privacy fence that is at least 6 feet high. And that this fence be 6'-0" high from our new deck surface. The alleyway has a 3 to 4 foot berm up to our side yard, so our new deck would be 3 to 4 feet higher than the alleyway is. The top of fence would be 3 to 4 feet higher looking from the alley and would shield all of the activity on the deck from the side view.

A question was asked about landscaping. We said we would do whatever we can do. We do not have a final landscaping plan, and we would be glad to install anything that we needed. We related that we would like to have landscape screening on the side. We are proposing that we be allowed to use a solid privacy fence in lieu of the landscape screening. As the site is small, there might not be room for much landscaping, but we will do what we can. We propose to use a horizontal board privacy fence similar to a neighbor resident's fence that is across the alley from the new deck and to match the color and look of the fence.

A resident asked about smoking and smoking being allowed on the deck. He was wondering if that would be a problem in his yard. Mr. Alvey said he did not have a specific policy on that yet, but that if the resident ever has a problem with the smoke coming from the deck, to come see him and he would make some changes or do whatever he needed to do to help correct the problem.

One resident asked if he was going to be smelling fish in the neighborhood all of the time. Mr. Alvey said that all of the range hood equipment and fans would be on the roof, up high and out of site, and not through the side walls and visible on the exterior.

A question was raised about the porta-potty that the contractor will have on the job and he was concerned about having it open and used by passers-by in the neighborhood going and going in and out all night and that being a nuisance. The contractor, Robert Brugh offered to put a lock on the porta-potty after hours so it could not be used and draw unwanted attention during the evening hours.

A resident asked about speakers and music coming from the outdoor deck. Mr. Alvey stated that he would keep any music would not be loud and he would keep any music down real low for background music and that there would definitely not be any live outdoor music played on the exterior deck.

Mr. Alvey was asked what kind of outdoor lighting we were going to have. Mr. Alvey stated that he did not intend to have any bright exterior lights or any bright lights mounted up

high over the deck. All outdoor lighting would be low lighting similar to landscape lighting and not mounted any higher than the fence.

A question about trash removal was raised and Mr. Alvey said he would be using the plastic dumpsters that you roll to the curbside. He also stated that he will be having his waste disposal company come and empty the dumpsters twice per week. Mr. Alvey is also the proprietor of the Frankfort Avenue Beer Depot a couple of doors down, and he has owned it for many years. He said he is well aware of the tight quarters and that he will be using the same method for waste disposal that he uses there now, also for his new restaurant.

Concern was given for trash being left on the ground around the dumpsters. Mr. Alvey promised to keep the area clean and keep a good close eye on it. He also stated that if anybody ever saw litter in the area, or had any kind of problem with his restaurant, that they should come talk to him, and that he would be there, and that he would do whatever he needed to, to fix the problem and that he would work to not let it happen again.

A question was raised about parking for the project and we stated that the existing parking in front of the building would remain and that the street parking across Frankfort Avenue would also remain. The residents were happy to hear that. Some customers hopefully would also come from the neighborhood and then would just be walking to the restaurant.

Overall there was not any real opposition to the project. Some residents even expressed that they liked the idea of the project. With a construction estimate given that it will take approximately two months for construction, the residents were curious as to see what the final end result would look like. We had with us at the meeting a couple of printed exterior renderings of the project and presented them to the residents. They show that we are changing very little of the exterior of the building, besides the addition of the new side deck. We think this project is very compatible with the neighborhood, and that this new restaurant venture will be a welcome addition to the neighborhood and hope that it will be here for years to come.

Thank you for your consideration, and please do not hesitate to contact me for any questions that you may have.

Yours truly,



Eric Claypool
EC Design