

1448 Saint James Court
Louisville, KY 40208
July 25, 2015

Matthew Doyle
Department of Planning and Design Services
444 South 5th Street
Louisville, KY 40202

RE: The Inn at Saint James Court - Application 15CUP1026

Dear Mr. Doyle:

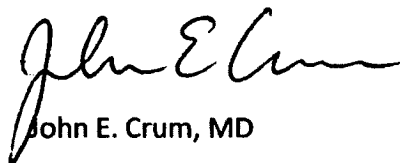
I write in support of the application for a bed and breakfast at 1440 Saint James Ct. I own two properties on the Court and live at 1448, two doors South of the subject property.

This inn will add another attraction to our neighborhood, exposing affluent visitors to our historic district. This exposure will have beneficial results: purchases of homes; additional investment; and gradual improvement of the neighborhood. In recent years we have seen many individuals move here from New York, California, Texas, and other parts of the country. They bring with them talent, creativity, and money to invest in Old Louisville's stock of historic homes. The applicant Pat Mahaun is an example.

I don't believe parking on Saint James Court is an important issue in this case. Many residents deliberately choose to live in eight or ten unit buildings or nearby walking courts with zero parking. This neighborhood deliberately eliminates all street parking three days every October. Many residents casually park two or three cars on the street while leaving spaces at the rear of their lots unused. Visitors to Central Park and other events frequently park on Saint James Court. Sometimes we may have to accept a street parking spot one or two blocks from our homes – that's how it is in this area. In the overall view the impact of this inn on parking will not be noticeable.

I encourage approval of the conditional use permit for the beneficial impact the inn will have on the neighborhood. Please contact me if any questions at john_crum@bellsouth.net or 502-802-8508.

Sincerely,



John E. Crum, MD

cc: Councilman David James

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PETITION 1 of 2

October 14, 2015

Via Email and U.S. Mail

Board of Zoning Adjustment
David Proffitt, Chairperson
Rosalind Fishman, Secretary
Mike Allendorf, Vice-Chairperson
Frederick Liggin
Betty Jarboe
Dean Tharp
Paul Bergmann

Councilman David James
Louisville Metro Council District 6
601 W. Jefferson Street
Louisville, KY 40202

david.james@louisvilleky.gov

Steve Hendrix
Planning and Design Services
Louisville Metro Government
444 South Fifth Street, Suite 300
Louisville, KY 40202

steve.hendrix@louisvilleky.gov

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DEC 09 2015
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Re: Conditional Use Permit for Proposed Bed and Breakfast at
1440 St. James Court
15CUP1026

Dear Mr. Hendrix and Councilman James:

The undersigned are residents of the most historically significant neighborhood in the country and in our city: Old Louisville. With the largest collection of Victorian homes in the nation, we moved here to sustain a long-standing preservationist movement founded on the residential beauty of St. James Court and its beautiful 100-year old fountain at the center. Old Louisville is the original residential neighborhood of the City and its homeowners represent the primary economic base that has sustained downtown for the past 100 years. We will continue to sustain it for the next 100 years if preserved. The homes of St. James Court were never intended to host commercial ventures.

The proposed B&B on St. James Court with its commercial meeting space is a step backwards to the unregulated days of Old Louisville. Unfortunately, far too many of the historically significant houses were chopped into smaller and smaller areas for apartments and commercial activity undermining the original intention for the grand old houses which proudly represents

15CUP1026

15CUP1026

Louisville nationwide. We have spent innumerable hours reconstructing and mediating the damage previously done when unregulated.

We invested in the neighborhood when our friends were telling us to move to the highlands or the suburbs because we wanted to preserve this national treasure Louisville is so fortunate to have. We fear many will relocate if commercial activity continues to occur right in the heart of our street. No one can say what will happen to our property values when a once residential home becomes a commercial enterprise but the concern adjacent neighbors have is warranted and alarming.

Our houses are very close to one another, more so on St. James than in the surrounding areas. Light from a room in one house shines into the room of a neighboring home and sounds of an evening conversation on a porch can often be heard in a neighbor's bedroom. No other neighborhood has houses as close as the houses on St. James

Another unique feature of our neighborhood pertains to the parking and driving situation on St. James. Essentially, the court is a one-way, one-lane road. If a caterer pulls up to unload, or guests arrive on a trolley for a meeting, the lane is blocked and all traffic must stand still. On a typical summer weekend our small court is already inundated with traffic jams as the Conrad-Caldwell Museum House hosts weddings, Trolley Tours shepherd tourists and stretch limos deliver wedding parties for photo ops. More commercial activity will only worsen this condition. For three guest rooms the B&B purposes to operate, the parking and double parking would be an incredible inconvenience. However, the parking that would also be needed when the business utilized meeting space would be intolerable. St. James simply cannot handle the traffic.

Parking on St. James Court includes residents from the surrounding area. Residents of St. James, Belgravia Court and Fountain Court must also use off street parking on St. James. Other than limited alley parking and one, exactly one, driveway for a St. James house near the north end of the street, there are virtually no other parking options. During the summer we also endure the numerous patrons of the outdoor Shakespeare plays parking on the Court. While we've collectively chosen to support the production company and the numerous people it draws, it does exacerbate the parking conundrum. Old Louisville has several other B&B's but every one of them are on two lane roads with much more parking available than St. James Court.

The residents of Old Louisville have many distractions and interferences with the tranquility of the neighborhood as we withstand low flying planes, whistling trains, tour buses, trolleys, limos and Conrad-Caldwell House activities. However, we accepted these conditions in order to live on St. James Court. Unfortunately, we believe adding the additional factors another commercial entity would bring to the already tenuous situation will put our neighborhood in peril of losing valued residents committed to preserving Louisville's historical landmark. It simply becomes too much. Please do not put additional strain on our already disrupted neighborhood. Deny the Conditional Use Permit for 1440 St. James Court.

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Respectfully Submitted by the Neighbors and Property Owners Signing Below,

First Tier Property Owners:

I certify that I own 1436 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 2 of 2
Sena Naslund

I certify that I own 1444 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 2 of 2
Maria Eckerle

I certify that I own 1445 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 2 of 2
Barbara Townsend

I certify that I own 1437 Sixth Street and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 2 of 2
Susan Sherer

I CERTIFY THAT I OWN 1439 ST JAMES COURT AND THAT I AGREE THAT THE CONDITIONAL USE PERMIT FOR 1440 ST. JAMES COURT (15CUP1026) SHOULD BE DENIED.

MARK MACALLER
[Signature]

KAREN D. MAC ALLER
[Signature]

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Second Tier Property Owners:

I certify that I own 1432 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Rollia Knight
Rollia Knight

~~I~~ ~~we~~ certify that we own 1428 St. James Court and that ~~we~~ ^I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Michael Mawood, Resident
Michael Mawood

Steve Zocklein
Steve Zocklein

We certify that we own 1433 #5 St. James Court and that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 2012
Todd McGill

Keith Simon
Keith Simon

I certify that I own 1433 #9 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Darlene Metts
Darlene Metts

I certify that I own a unit in 1433 #2 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Marilyn Lattis
Marilyn Lattis

I certify that I own a unit in 1433 #3 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied.

Ron Brown Kathleen Brown
Ron Brown

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Second Tier Property Owners (continued):

I own the property at 410 Fountain Court and agree that the Conditional Use permit for 1440 St. James Ct should be denied.

L. T. Plunkett

Linda T. Plunkett

I/WE OWN THE PROPERTIES AT 1425 ST JAMES COURT AND 1421 ST JAMES COURT AND AGREE THAT THE CONDITIONAL USE PERMIT FOR 1440 ST JAMES COURT (15CUP1026) SHOULD BE DENIED

Mark MacAulee
Mark MacAulee

Karen D. MacAulee
KAREN D. MacAulee

We own the property located at 1433 St. James Court, unit 1 and agree that the conditional use permit for 1440 St. James Ct (15CUP1026) should be denied.

M. Huested
Matthew Huested

and

A. Huested

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Property Owners within the 500 Foot Buffer:

We certify that we own 1411 #1 St. James Court and that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Dani Waller

Dani Waller

[Signature]

Bill Clutter

We certify that we own 1469 St. James Court and that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Janice Theriot

Janice Theriot

[Signature]

Andrew Horvay

I certify that I own 1407 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

[Signature] Pamela Holladay

Kirby ~~III~~ Holladay JR & Pamela Holladay

I certify that I own 1418 St. James Court and that I agree that the Conditional Use permit for 1440 St. James Court (15CUP1026) should be denied.

Mary Anne Wood Thompson 1420

MARY ANNE WOOD THOMPSON

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Property Owners within the 500 Foot Buffer (continued):

1433 SAINT JAMES Ci. H4

LEE RIDNER

Lee Rider

1416 SOUTH 4TH ST.
LOUISVILLE, KY 40208

ERMA JEAN YOUNG POA *Ryan Y*

No Way in HELL Should This Be Done

Go BACK FROM YOUR ARE FROM
AND SCREW THEM OVER.

Per contact sheet

Dany
Dany Keller
1433 Saint James Ct

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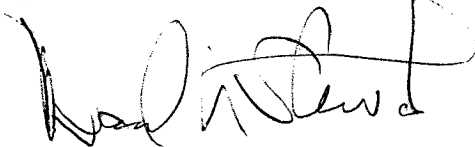
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Property Owners on Belgravia Court who agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied.

Kevin Williams
402 Belgravia Ct (owner)
(502) 338-2653

Deborah Stewart
510 Belgravia Ct
Lov. Ky 40208
502-417-5027

Deborah Stewart



DAVID L STEWART

510 BELGRAVIA CT
LOV. KY 40208
502-235-1628

Stanley Bush
1401 St James Ct
Lou. Ky 40208
502-634-1402

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15CUP1026

PETITION 2 of 2

October 14, 2015

Via Email and U.S. Mail

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Mike Allendorf, Vice-Chairperson
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Paul Bergmann

Councilman David James
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david.james@louisvilleky.gov

Steve Hendrix
Planning and Design Services
Louisville Metro Government
444 South Fifth Street, Suite 300
Louisville, KY 40202

Steve Hendrix
matthew.doyle@louisvilleky.gov

Re: Conditional Use Permit for Proposed Bed and Breakfast at
1440 St. James Court
15CUP1026

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15201020

Respectfully Submitted by the Neighbors and Property Owners Signing Below,

First Tier Property Owners:

I certify that I own 1443 St. James Ct. and I agree that the Conditional Use Permit 15CUP1026 should be denied.
Elizabeth Irvin Dunn 11/12/15

First Tier Property Owners:

I certify that I own 1436 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Sena Naslund 10/14/15
Sena Naslund

I certify that I own 1444 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Maria Eckerle 10-15-15
Maria Eckerle

I certify that I own 1445 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Barbara Townsend 10/14/15
Barbara Townsend

I certify that I own ¹⁴³⁹1437 Sixth Street and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Susan Shearer
Susan Shearer

Second Tier Property Owners:

I certify that I own 1432 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 1 of 2
Rollia Knight

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We certify that we own 1433 #5 St. James Court and that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Todd McGill
Todd McGill

Kevin Dunlap ³
1435 S. 6th Street LOUISVILLE, KY 40208
15CUP1026

I own 1443 and agree the Conditional Use Permit should be denied.

Mitch Evans
Keith Simon
Keith Simon

MITCHELL EVANS

I certify that I own 1433 #9 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 1 of 2

Darlene Metts

Property Owners within the 500 Foot Buffer:

We certify that we are under contract to purchase 1428 St. James Court and that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 1 of 2

Michael Mawood

u n n n

Steve Zocklein

We certify that we own 1411 #1 St. James Court and that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Dani Waller

Dani Waller

See Petition 1 of 2

Bill Clutter

We certify that we own 1469 St. James Court and that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 1 of 2

Janice Theriot

u n n n

Andrew Horvay

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I certify that I own 1407 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 1 of 2
Bill Holladay

dim

I certify that I own a unit in ^{1433 #2}1411 St. James Court and that I agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

See Petition 1 of 2
Marilyn Lattis

Interested Property Owners outside the 500 Foot Buffer:

We have been active in Old Louisville for years but no longer live in the neighborhood and we certify that we agree that the Conditional Use Permit for 1440 St. James Court (15CUP1026) should be denied:

Letter
Don Keeling

Letter
Sandy Richardson

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Hendrix, Steve

From: Matthew Husted <matthew@sunergoscoffee.com>
Sent: Wednesday, December 02, 2015 10:47 PM
To: Hendrix, Steve
Subject: Opposed to Conditional Use Permit for 1440 St. James Ct.

Hello Steve,

I am writing to state my opinion about the conditional use permit for the following:

Subject Property: 1440 St. James Court

Case Number: 15CUP1026

As a resident and neighbor in the first tier of homes affected by the conditional use permit request, I would like to state my opposition to the proposed permit. A few of my reasons are as follows:

1. The conditional use permit is opposed by the vast majority of neighbors on both St. James Ct. and adjacent walking courts Fountain Court and Belgravia Court. This is evidenced by the overwhelming majority of neighbors who have signed the petition in opposition.
2. The conditional use permit is contrary to the TNZD's aim for the neighborhood as well as the the intent of the many who worked to bring the TNZD into effect.
3. Granting the conditional use permit is the proverbial slipper slope in that it sets a president for other like permits that individually as well as all together threaten the hard won progress toward preservation of the district.
4. The conditional use permit will add to an already over crowded parking situation on neighboring streets.
5. Although the applicant states that she has not been engaged in commercial use of her home, personally observed evidence points to the contrary. This has lead to the expectation that the applicant will not hold to verbal assertions of limiting events to certain hours or group sizes that the permit allows.

These are a few of my concerns, but overall, I simply want to put on record my opposition to granting this conditional use permit to 1440 St. James Ct.

Thank You,

Matthew Husted
1433 St. James Ct. #1
Louisville, KY 40203
502-544-8983

Hendrix, Steve

From: Cindee Quake-Rapp <cindeemn@mail.com>
Sent: Tuesday, December 01, 2015 4:16 PM
To: Hendrix, Steve
Subject: Conditional Use Permit for 1940 St. James Ct

Dear Steve,

I know you are probably getting a number of negative reactions to the conditional use permit requested by Pat Mahaun at 1940 St. James Ct for a B & B. I live across the street from Pat and my husband Mitch and I are very much in support of her request. When Pat held the public meeting many neighbors did not listen or want to hear what she said about how to resolve parking, venue time frames, and how she appropriately dispelled other concerns. Many neighbors have reached a level of irrational hysteria about this in my opinion. Parking is an issue on St. James Ct. but I feel Pat is being held to a different standard than all the neighbors who have tenants on the court, who probably are not securing proper permits, or following city ordinances, where Pat has taken the time to do this. St. James Ct. is a public street and people from Belgravia Ct. (who have no parking) 6th, 4th, and Hill park on the court. Our street is blocked most weekends at some point because new tenants are moving in or out with a U-Haul. To claim that venues at Pat's house will block the street due to vendors is again, holding her to a different standard when it is okay for everyone else. Pat has sufficient parking in back of her house for guests, she made it clear that her tenants have to compete like anyone else to park on the court or elsewhere. Pat never stated that she is going to have alcohol fueled parties in her home and made it clear that there would be small venues during the day but no one listened. There are 8 rental units next to me that require 8 on street parking spots not including friends and relatives who visit and no one complains about that. Pat stated that she would make arrangements for overflow to park at the church on 4th but again, no one listened. I could go on and on but just wanted you to know that many of the people complaining to you are self-serving, have tenants, and continue to spread false information about what Pat is trying to do, again spreading disingenuous information that just incites everyone.

Thank you and please let me know if there is any way that Mitch and I can help?

Cindee Rapp
1453 St. James Ct

Hendrix, Steve

From: Sena Naslund <sena.naslund@gmail.com>
Sent: Wednesday, December 02, 2015 1:36 PM
To: Hendrix, Steve
Subject: Next-door opposition to St. James proposed B&B

Dear Steve Hendrix,
As a next door neighbor to 1440 St. James and fifteen-year resident who is strongly opposed to variance of code allowing a B&B next door to me, I wrote long ago to Matthew Doyle, but I imagine my objections to the proposed variance may not have reached your ears. Hence, this desperate plea for protection against the commercialization of St. James Court:

The City has designated, appropriately, the home owners next

door, across the street and behind the alley as **TIER 1 people** whose opinion especially matters. You need to know that every one of us has signed a petition to be presented at the public hearing on Dec 7 that **WE ARE ALL 100% STRONGLY OPPOSED TO GRANTING THIS VARIANCE.** A variance hurts us more than anyone else in terms of property value, inconvenience, and safety--far more than those who are buffered **BY OUR HOMES** from the negative influence of a B&B on St. James Court.

Please realize that in addition to B&B clients, the variance applicant,

Pat Mahaun, intends to use the property FOR A FEE for large gatherings, such as wedding receptions, up to 25 people that will flood our street with cars and make on-street parking unlikely for residents at crucial times, such as returning from work or returning from downtown theatre, concerts, or movies and events in other places.

Pat Mahaun, the applicant for variance, has only four parking places behind her home: she owns two cars and she already has two tenants.

Just last night, returning from a movie at 9:30 p.m., there was not a

single parking place (she now has an air B&B in operation) on St. James, and I had a long and dark walk to my home from an adjacent street. This often happens, already. In her *legally required* letter to First Tier, Pat DID NOT include her intention to host for pay large gatherings, though she has confirmed publicly and orally that she intends to do so and will not consider NOT doing so. Other neighbors who support the B&B have off-street parking behind their homes: I do not and cannot; they don't care about what danger they are placing me and similar residents (both owners and renters) in: I hope

you and the city do care about our safety, and even our convenience in, say, unloading groceries. By definition, B&B customers will certainly occupy additional parking **at night** on St. James, whatever claims Ms. Mahaun makes about supplying adequate parking.

Other B&Bs in Old Louisville are NOT located on one-way, one lane streets, which is the traffic reality on St. James. Often now, traffic is backed up by delivery trucks, tourist trolleys, and users of the Conrad-Caldwell house. Over a 3-month summer period, parking places are filled by the public

attending Shakespeare in the park, but we accept this non-commercial, cultural, free to the public event; in fact our association supports it. Pat's use of public parking is for personal profit and it will greatly inconvenience and/or endanger me and other residents (ambulance, fire, police service).

Among other residents to be inconvenienced are those owning condos (Tier Two) across the street, very near-by, in "The Flats." Many of them have signed our petition as Tier Two objectors.

Please note that RENTERS in our homes (who also need parking)

are already legally allowed through grandfathered clauses accepted long ago. What Pat Mahaun wants is a **NEW VARIANCE**, one that goes against all the goals of historical preservation and de-values my own property value and investment of 15 years. My bank has advised me that having a B&B next-door could well be "a deal-breaker" in selling a home, unless the new buyer also wanted to establish a B&B.

Opening the door to **THIS B&B** will bring other B&Bs: the authenticity of St. James-Belgravia as a historically preserved

RESIDENTIAL area will be vitiated.

I came here TRUSTING THE CITY and its zoning laws. People owning homes here for even longer periods than I (Maria Eckerle 24 years, another Tier One; Rolla Knight, immediately north of me, even longer) have worked to PRESERVE AND RESTORE St. James Court as the HEART of the historic district, the largest Victorian home community in the United States.

Please, please, please support us. I came here with a dream of owning a beautiful home in a residential

area. I first saw my house, 1436 St. James Court, in 1973 and thought it "the prettiest house in the world"; I worked for years as a professor at U of L, then wrote and published a national best-selling novel which enabled me to purchase the 'prettiest house in the world' in 2000. Guess what my most recently published novel, published by Morrow-HarperCollins, NYCity, was titled? *The Fountain of St. James Court, or Portrait of the Artist as an Old Woman.*

Pat Mahaun and other recent buyers into this unique historic area do not care what dreams they spoil or what

dangers they inflict on us old-timers.
I beg you to realize that you need to
uphold what the city promised in its
zoning code.

Sincerely yours,

Sena Jeter Naslund

sena.naslund@gmail.com

phone 502-741-0859

1436 St. James Court, TIER ONE