

## St. Germain, Dante

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**From:** Shawn Williams <fieldswilliams@att.net>  
**Sent:** Monday, March 1, 2021 3:43 PM  
**To:** St. Germain, Dante  
**Cc:** James, David A; Derrick Pedolzky  
**Subject:** Old Louisville Neighborhood Council Comments on Map Request Changes relating to 1801 and 1803 S Third Street  
**Attachments:** TNZD 1801-1803 Letter.docx  
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Dear Mr. St. Germain:

The Old Louisville Neighborhood Council would like to submit Comments on Case: 21-TNZD-0001 regarding 1801 and 1803 S Third Street.

Please see the attached letter. Councilman David James is copied on this correspondence as well as OLNC Chairman Derrick Pedolzky.

If you have any questions, please feel free to contact Mr. Pedolzky or me.

Thank you,  
Shawn

Shawn Fields Williams  
Executive Director  
Old Louisville Neighborhood Council  
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OLD LOUISVILLE  
NEIGHBORHOOD COUNCIL

March 1, 2021

Mr. Dante St. Germain  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Re: 1801 and 1803 S Third Street  
Case: 21-TNZZ-0001

Dear Mr. St. Germain:

The Old Louisville Neighborhood Council (OLNC), which represents the 14 neighborhood associations in the Old Louisville and Limerick neighborhoods, is commenting on the proposed map changes relating to 1801 and 1803 S 3rd Street. The Traditional Neighborhood Zoning District (TNZD) which controls the zoning in Old Louisville was painstakingly and meticulously developed by representatives of the OLNC and continues to be vigorously supported by the Council.

One of the guiding principles of the TNZD was to decrease current density in the neighborhood. The initial built environment of these grand old houses was intended for single families. Then, in the 1960s and 1970s many of these homes were destroyed or were cut up into small apartments. Either way, Old Louisville has seen drastic and detrimental changes to the built environment. TNZD was, in part, intended to recapture and preserve the grand neighborhood and ensure that the houses themselves would not be further altered into smaller and smaller dwelling units. Such alterations, all too frequently, compromise staircases and significant architectural features in the quest to carve out Multi-Family units.

The OLNC objects to the proposed map change requested for 1801 and 1803 South 3rd Street (Case 20-TNZZ-0001) from "Dwellings, Two-family" to "Dwellings, Multi-Family". These two properties are mapped "Single or Two-Family Residential" which is unique TNZD nomenclature and does not indicate that the properties are now some sort of small multi-family properties. Changing the mapping to Multi-Family completely goes against the spirit of TNZD, and is in total opposition to the intended character of the neighborhood.

The intent of the TNZD is to preserve and maintain the residential character of the Old Louisville and Limerick neighborhoods. That is why a significant portion of the TNZD is mapped Single or Two Family Residential. The request for a map change states that the "property is currently a duplex but can be reconfigured to accommodate 8 units..." Just because it can be done does not mean that the reconfiguration is in the best interest of the neighborhood, and in this case it isn't. This map change ignores, and in fact, becomes a deterrent to the neighborhood's best interest, as conversion to Multi-Family usage can make the change back to Single-Family usage prohibitively expensive.

The TNZD property usages as mapped represent what the property usage was in 1928. More onerous changes than this 1928 usage made prior to 1971 are allowed as being non-conforming uses but the intent of the TNZD mapping is to eventually revert the usage back to that in 1928. As the 1928 mapped usage for these properties isn't being contested, the proposed map change request represents an unfortunate precedent for future similar permanent map change requests, and would make it increasingly difficult to enforce the continued maintenance of residential usage. This proposed change would bring about the denigration of the quality of the neighborhood and as such should not be allowed.

We ask that the requested map change be denied.

Sincerely,

Derrick Pedolzky  
Chairman  
Old Louisville Neighborhood Council

cc: 6th District Councilman David James

## St. Germain, Dante

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**From:** pcchuck@bellsouth.net  
**Sent:** Friday, February 12, 2021 5:52 PM  
**To:** St. Germain, Dante  
**Subject:** 1801 and 1803 South 3rd Street

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**Expires:** Saturday, February 12, 2022 12:00 AM

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I have the following comments and questions about the subject property. Your response would be appreciated.  
Chuck Anderson  
1384 S 3<sup>rd</sup> Street

1. Does the proposed Multi-family project intend to maintain the two attached buildings, acting separately on adjoining lots so that there are two Multi-family buildings with a shared total of 8 dwelling units? Or is the intent to consolidate the lots, and open the dividing wall to connect the buildings so as to create one building with 8 dwelling units?
2. Will the proposed project be required to comply with LDC definition of a "Dwelling, Multi-family" as listed on page 1.2-20 of the LDC? See that text below.

Dwelling, Multi-family - Any group of three or more **dwelling units** occupying a single lot, whether composed of one or more than one principal building. However, this term shall not include attached dwellings. This term shall include the following: A. Efficiency Apartment - A dwelling unit consisting of not more than one habitable room together with kitchenette and sanitary facilities.

B. Studio Apartment - A dwelling unit consisting of not more than one habitable room together with kitchenette and sanitary facilities, but having a partial separation within the room for the sleeping area.

3. Is it correct that all the 8 proposed apartments will need to be "Dwelling Units"?
4. Will the proposed project be required to comply with the LDC definition of a "Dwelling Unit" as listed on page 1.2-21 of the LDC? See that text below.

Dwelling Unit - Either a single room or two or more connected rooms used exclusively as a single unit and intended for occupancy for no less than thirty (30) consecutive days or more by one family, and providing complete, independent living facilities (which at a minimum includes permanent provisions for living, sleeping, eating, cooking and sanitation which are accessed independently). Notwithstanding the provisions of this definition, where permitted, short term rentals may be occupied by more than one family and for less than 30 consecutive days. This

term does not include hotel or motel rooms, extended stay lodging facilities, nursing home rooms, or assisted living residence units.

5. In the information provided it states they are seeking a proposed change of the TNZD map designation from Dwellings, two-family to Dwellings, multi-family. The lots at 1801 and 1803 South 3<sup>rd</sup> are mapped Single or Two-Family Residential which is not a multi-family designation, but rather a designation indicating no more than two dwelling units in the main structure, the intent of which is to promote residential housing. What was the purpose of their referencing the designations of which they make mention.