

Donna Baugh
1212 Larue Avenue
Louisville, KY 40213

April 24, 2026

Office of Planning
444 South 5th Street; 3rd Floor
Louisville, KY 40202

RE: 26-CUP-0061 at 1203 Larue Avenue 40213

Dear Ladies and Gentlemen of BOZA;

I greatly appreciate your role in helping preserve the integrity of our neighborhood by balancing individual property rights with the safety and continued development of our community. As someone who has lived on Larue Avenue for 22 years, I am writing to express my support of 26-CUP-0061 with some minor adjustments to your recommended landscape calculations.

I do not believe that adding large trees and shrubs is necessary to try to conceal the fact that there is a business at this location, but counterintuitively, it could jeopardize the safety and security of people walking along the sidewalk as it will provide space for someone to hide or for unhoused to set up camp.

My suggestion would be to have a chain link fence installed to match the aesthetics of what several neighbors have around their yards while not providing an area to hide in. Perhaps add a few small bushes or flowers to add an aesthetic appeal, if needed. This type of business is projected to have a low volume of patients at one time, but even having 6-8 vehicles would not look much different than some of our neighbors with large families and multiple vehicles. Additionally, as someone who walks past this area regularly, being able to see into and around the easement provides a larger sense of security than not knowing who may be hiding back there.

I would compare this request to another property two blocks over at 1203 Bourbon that is used as both a business office and short-term rental. (See attached pictures) In addition to their drive which accommodates 5-6 vehicles, they have four paved parking spots cut into the front yard; no fence or bushes separating the property from the sidewalk on Preston; and some large bushes that actually block seeing or getting into the easement on the Preston side. My dad lives next door at 1205 Bourbon, and neither of us feels this use of the home creates a negative effect on our neighborhood. I have no doubt that the 1203 Larue project would blend in equally well.

I respectfully request the Board approve this application without the recommended "screen" as we work to welcome our newest neighbors.

Sincerely,

Donna Baugh

cc: Katilin Dever, Case Manager
cc: Betsy Ruhe, District 21 Councilwoman
cc: Kathryn Fischer, The Zen Den LLC



