

Williams, Julia

From: Amy Tannheimer <atannheimer@gmail.com>
Sent: Thursday, May 07, 2015 10:10 AM
To: Williams, Julia
Subject: Case number: 14Zone1007

Subject property: 2160 Sherwood Avenue
Case number: 14Zone1007

Hello Ms. Williams,

I would like to make aware our strong objection to the building of these two structures being built on Sherwood Avenue. My husband and I live on Alta Avenue with our back fence directly on the alley. We currently deal with various issues throughout the alley that can be directly related to the numerous rental properties on Sherwood. From the increase in fast moving traffic down the alley to large scale dumpsters and various visitors and "wanderers" we frequently see. We do believe many of these circumstances are directly related to the location of the rental properties.

The Highlands is a wonderful, historic neighborhood containing beautiful homes ~ In order to keep with the tradition and beauty of this, the amount of rental structures needs to be drastically decreased. The planned building of these structures are not in line with the aesthetic of Sherwood Avenue or the Highlands.

Kindest Regards,

--

Amy Tannheimer
Lawrence Tannheimer III

Williams, Julia

From: Michele Fischer <dartingstar@gmail.com>
Sent: Wednesday, May 06, 2015 4:28 PM
To: Williams, Julia
Subject: CASE 14ZONE1007

Julia,

Per our phone conversation this morning, I am unable to attend the meeting tomorrow concerning the proposed zoning changes to 2160 Sherwood Avenue (case 14ZONE1007).

I live (and own) at 2154 Sherwood Avenue and oppose the change of zoning request for the 2160 Sherwood lot. I have reviewed the proposed architectural drawings and below are my concerns:

- * The two story garage structure will be the largest in the alley between Sherwood and Alta between Bardstown and Barney. It is inconsistent with all other garages in the neighborhood and changes the feel of the area. It will be bigger than some houses on the street.

- * It changes the landscape/view/privacy of my yard with a new high structure peering into the yard that I have painstakingly designed. The tenants of the 2nd floor apartment will be towering into my space.

- * The lot is very small and based on the proposed sizes, it will be like building two houses.

- * The street and alley are already very busy without enough parking as it is. Adding 5 more parking spaces in the back will perpetuate the traffic issues.

- * It is not an owner occupied project.

- * Sherwood has too many multiple dwelling rental properties, which constantly cause congestion and noise. I am not in favor of another, especially of this magnitude.

- * Loss of green space as most of the lot will be covered in buildings.

I have lived on this street for nearly 10 years. My neighbors and I have worked hard to improve our houses and yards. The rental properties on the street have a lot of turnover and are consistently not maintained as well as the owner occupied houses. I am not in favor of having this development built, especially with the size of the structures proposed on that narrow lot. A single family house with a single story garage would be appropriate.

Thank you for including my thoughts in the case file.

Best Regards,
Michele Fischer

Michele Fischer
2154 Sherwood Avenue
Louisville, KY 40205
502-291-0676
skype: Mvfisch

Williams, Julia

From: jessicawgoldstein@gmail.com on behalf of Jessica Goldstein
<jessica@okcomputer.org>
Sent: Thursday, May 07, 2015 8:54 AM
To: Williams, Julia
Subject: zoning change for 2160 Sherwood

Hello Ms. Williams,

I am writing to put an opinion into the file for the following zoning case:

2160 Sherwood Ave.
14Zone1007

It is my understanding that the petitioner is requesting a zoning change from R 5A to R 6 for the property. While I sincerely appreciate that he is being transparent about his plans, I'm writing to object to the plan on the following grounds:

1. A change from R5A to R6 allows for greater density on the lot, which runs counter to the Bonnycastle Neighborhood Plan, which states as a goal to:

"Limit or severely restrict the conversion of single-family properties to multi-family use."

I realize that R 5A is already multi-family, but as the lot is currently vacant, it does not have to be built that way. Further, as stated above, R6 allows for a heightened density on the lot, which brings me to:

2. Sherwood Avenue is already a very dense street that presents great challenges for both driving and street parking. Some of this density comes from old apartment buildings, but much more derives from post-tornado construction in the '70s. I cannot imagine adding to that density now.

Further, as I am learning from my own situation on Cowling Avenue, construction along an alley is also not desirable. It adds to traffic noise, makes it harder for those with alley garages to use them, and can dramatically alter the view from neighbors' back yards. Increasing density via alley construction runs counter to urban planning best practices.

There are certainly places in the Highlands where increasing density makes sense, namely across from the park or along major streets like Bardstown Rd. or Baxter Ave. But Sherwood is already past critical mass when it comes to being navigable, and I implore BOZA to not set this precedent for making it more so.

Many thanks for your consideration,

Jessica W. Goldstein

1642 Cowling Ave.
Louisville KY 40205
502-473-2625
jessica@okcomputer.org

Williams, Julia

From: Debra Harlan <debraandted@gmail.com>
Sent: Monday, May 04, 2015 11:21 AM
To: Williams, Julia
Subject: Re: Sherwood case

I guess my greater concern here is introduction of R-6. I have absolutely no concern over what he's proposing . I feel a Sherwoode Grande lurking someplace .
Thanks.

Sent from my iPhone

On May 4, 2015, at 11:16 AM, "Williams, Julia" <Julia.Williams@louisvilleky.gov> wrote:

> R-6 only allows for 2 units on this property as well.

> Your comments will be made part of the record.

> Thanks

> Julia

>

> -----Original Message-----

> From: Debra Harlan [mailto:debraandted@gmail.com]

> Sent: Monday, May 04, 2015 11:13 AM

> To: Williams, Julia

> Subject: Re: Sherwood case

>

> Well then long as he meets FAR in R5-B that should be up zoned in accordance with the neighborhood plan and what I have perceived as its goal. Else R-6 allows that unit to be cut up into more and might encourage the same tear downs that created the IMO intrusive side loaders nobody likes. Gentle density. (Gentsity??) Had the Cowling folk been more amendable to a zoning change that would've been the preferable solution to the CUP. It does concern me no word has been heard from the Bonnycastle Homestead Association.

> I have always considered R-5B to be a really good solution when it was created for the Triangle in 1988.....yeah I was there for that too.

> Does that sound rational to you as the planner? If so please accept that preference and suggestion as comments for the record.

>

>

> Sent from my iPhone

>

> On May 4, 2015, at 10:38 AM, "Williams, Julia" <Julia.Williams@louisvilleky.gov> wrote:

>

>> R-5B would've worked. He is very close on the FAR though.

>>

>> -----Original Message-----

>> From: Debra Harlan [mailto:debraandted@gmail.com]

>> Sent: Monday, May 04, 2015 10:32 AM

>> To: Williams, Julia

>> Subject: Re: Sherwood case

>>

>> And R-5B didn't work? My higher issue here is that the infill is all side loaded way denser crap. I don't expect that from Eric but

>>

>> Sent from my iPhone

>>

>> On May 4, 2015, at 10:27 AM, "Williams, Julia" <Julia.Williams@louisvilleky.gov> wrote:

>>

>>> A CUP didn't work with the square footage he was proposing for the carriage house. With Cowling, I was expecting more feedback. I didn't have many issues with the R-6 since there were other non-conforming structures in the area with 2 units.

>>>

>>> -----Original Message-----

>>> From: Debra Harlan [mailto:debraandted@gmail.com]

>>> Sent: Monday, May 04, 2015 10:23 AM

>>> To: Williams, Julia

>>> Subject: Re: Sherwood case

>>>

>>> I'm not in love with the r-6 spot zoning of you will. Especially since they're fighting the same thing on Cowling. Cannot have it one way one place and not the other . I find the lack of feedback odd. Other than CUP who h should be a way of dealing with this.

>>>

>>> Sent from my iPhone

>>>

>>> On May 4, 2015, at 9:51 AM, "Williams, Julia" <Julia.Williams@louisvilleky.gov> wrote:

>>>

>>>> It's density. Haven't heard too much from neighborhood. One APO had an issue because of parking and the narrowness of road. Zoning of block is generally R-5A.

>>>>

>>>> -----Original Message-----

>>>> From: Debra Harlan [mailto:debraandted@gmail.com]

>>>> Sent: Monday, May 04, 2015 9:49 AM

>>>> To: Williams, Julia

>>>> Subject: Re: Sherwood case

>>>>

>>>> So it's an far question? Neighborhood signed off? What is zoning in block generally ? I thought I was signed up but my cat was deathly ill then so I may not have seen.

>>>>

>>>> Sent from my iPhone

>>>>

>>>> On May 4, 2015, at 8:58 AM, "Williams, Julia" <Julia.Williams@louisvilleky.gov> wrote:

>>>>

>>>>> He is proposing 2 units on the lot, a house and a carriage house.

>>>>> 2 units on this size lot requires R-6. The neighborhood meeting

>>>>> notice went out October 20, 2014. The neighborhood meeting was

>>>>> held November 3, 2014. Are you signed up to receive emails for

>>>>> development proposals in CD #8?

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>>>> That link should take you there just in case.
>>>> Thanks
>>>> Julia
>>>>
>>>> Julia Williams AICP, RLA
>>>> Planner II
>>>> Planning and Design Services
>>>> 444 South 5th Street Suite 300
>>>> Louisville, KY 40202
>>>> 502.574.6942
>>>>
>>>> Julia.williams@louisvilleky.gov
>>>> Useful Links:
>>>> Click Here to take our Customer Satisfaction Survey Sign up to
>>>> receive notices of developments in your Metro Council District:
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>>>> Planning and Design's Website:
>>>> <http://louisvilleky.gov/government/planning-design>
>>>> Review staff reports and supporting documents for a case:
>>>> <http://cp.mcafee.com/d/k-Kr6hEi3x0SyMPssMephpdTdlzDTzhOVuVJAs-Yqen>
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>>>> -----Original Message-----
>>>> From: Debra Harlan [mailto:debraandted@gmail.com]
>>>> Sent: Friday, May 01, 2015 3:54 PM
>>>> To: Williams, Julia
>>>> Subject: Sherwood case
>>>>
>>>> Can you tell me what/why in this from r5a to r-6? Seems a bit spotty for such a tiny lot. What's Eric building?!
>>>> Thanks. I didn't see any notice of a neighborhood meeting and I live in Bonnycastle .
>>>>
>>>> Sent from my iPhone

Williams, Julia

From: Jen Schultz <jennifer.a.schultz@gmail.com>
Sent: Thursday, May 07, 2015 6:46 AM
To: Williams, Julia
Subject: CASE 14ZONE1007

Julia –

I am writing to object to the change in zoning from R-5A to R-6 for 2160 Sherwood Avenue, 40205 (Case No. 14zone1007).

As a former owner and nearly 10-year resident of 2152 Sherwood Avenue (sold in March 2015), I personally sought and obtained a variance in 2006 so that my new garage did not have to be built further from the alley than the garage at 2154 Sherwood Avenue. The lot for 2152 Sherwood Avenue is approximately 10' shorter than 2154. My efforts in 2006 to be a good neighbor by keeping a new structure similar in size and distance from the alley will be thwarted if the proposed change in zoning for 2160 Sherwood is approved so that the non-owner occupied lot can have a 2-story garage/carriage house built in the rear of the lot.

My concerns are as follows:

1) There was lack of sufficient notice on Change of Zoning for concerned neighbors to petition for an evening hearing time. Specifically, the mailed noticed was postmarked April 24, 2015, which means it was received after April 24. Given “[a] petition with original signatures shall be submitted to Planning & Design Services at least 15 days prior to scheduled Public Hearing date” (emphasis added), neighbors needed to submit this petition on or about April 22. Numerous concerned neighbors are unable to attend today’s public hearing in person due to being out-of-town or work/family commitments.

2) The Owner plans to either rent single family dwelling and Carriage House or sell the property with the two dwelling units if the lot is rezoned to R-6. If the current owner rents both the single family dwelling and carriage house, both of the units will be non-owner occupied. Non-owner occupied properties are already plentiful on Sherwood and obvious to the casual observer as they are not well maintained.

If the current own sells the property, the next owner will likely treat – at least – the Carriage House as rental; this means that Sherwood gains yet another rental property.

Under either scenario, the proposed Carriage House will be the first rental unit along this alley.

3) The Garage & Carriage House dwelling is an extremely large structure to be built on the alley that is not consistent with neighboring properties. The structure would be the largest structure on the Alta and Sherwood Avenues' alley running between Bardstown Road and Barney Ave. Moreover, the structure is equivalent to 1,892 2-story dwelling, which is approximately the same size as the proposed Single Family Dwelling. Finally, the structure's dwelling square footage is greater than the square footage – for example – of 2150, 2152, and 2154 dwellings on and facing Sherwood Ave.

There are also other ways the structure is not consistent with the street. First, there is currently only 1 two-story structure on the Alta and Sherwood Avenues' alley running between Bardstown Road and Barney Ave. at 2064 Sherwood Avenue. Second, the proposed lot's rear yard or courtyard will consist of only 20 percent of the lot's acreage. Third, all other structures – carports and garages – along the alley running between Alta and Sherwood do not also include a parking pad. Fourth, all other alley structures sit adjacent to the alley with small aprons for garage access. The proposed Garage/Carriage House plus parking pad will take up 60' of rear of the lot. Fifth, the structure's height and location is unlike all neighboring properties, including all even numbered properties on Sherwood and all odd numbered properties on Alta between Bardstown Road and Barney Ave.

Lastly, the privacy of the neighbors near the Garage/Carriage House will be invaded. Those living behind the structure will face additional light (2-story structure) and noise (deck on alley-side of Carriage House) pollution

4) The 5 parking spaces are not easily usable by the tenants of the proposed structures. Parking cars will require the constant moving of the cars as the lot is only 2 car widths wide. The availability of 5 parking spaces will cause increased use of alley. To avoid blocking another car, tenants will likely park on Sherwood and Alta Avenues. Sherwood is already a highly congested street for parking and driving (extremely narrow).

All of the points raised in 2, 3, and 4 above are not of concern to the current owner proposing the zoning change because he does not live and has never lived on Sherwood Avenue.

Thank you for hearing my concerns.

Thanks,

Jen

--

Jennifer A. Schultz
jennifer.a.schultz@gmail.com
1248 Bassett Ave., 40204
502-384-6388
703-863-9676 cell

Williams, Julia

From: Amy Tannheimer <atannheimer@gmail.com>
Sent: Thursday, May 07, 2015 10:10 AM
To: Williams, Julia
Subject: Case number: 14Zone1007

Subject property: 2160 Sherwood Avenue
Case number: 14Zone1007

Hello Ms. Williams,

I would like to make aware our strong objection to the building of these two structures being built on Sherwood Avenue. My husband and I live on Alta Avenue with our back fence directly on the alley. We currently deal with various issues throughout the alley that can be directly related to the numerous rental properties on Sherwood. From the increase in fast moving traffic down the alley to large scale dumpsters and various visitors and "wanderers" we frequently see. We do believe many of these circumstances are directly related to the location of the rental properties.

The Highlands is a wonderful, historic neighborhood containing beautiful homes ~ In order to keep with the tradition and beauty of this, the amount of rental structures needs to be drastically decreased. The planned building of these structures are not in line with the aesthetic of Sherwood Avenue or the Highlands.

Kindest Regards,

--

Amy Tannheimer
Lawrence Tannheimer III

**Change in Zoning:
2160 Sherwood Avenue, 40205**

Suggested Talking Points

For 14ZONE1007

Background

1) Change in Zoning from R-5A to R-6

- Lot is 30'-4" wide that currently only allows for the building of 1 dwelling unit
- Proposal to R-6 will allow for 2 dwelling units on the property

2) Build Proposal

- Single Family dwelling (2-story: 1,986 sq. ft. plus additional 940 sq. ft. basement)
- Garage & Carriage House dwelling (946 sq. ft. on 1st floor / 946 sq. ft. on 2nd floor)
- Parking = 5 spaces (3 in garage, 2 on parking pad)

Neighbor Concerns

1) Lack of sufficient notice on Change of Zoning for concerned neighbors to petition for an evening hearing time

- Received after April 24th (postmark = April 24th)
- "A petition with original signatures shall be submitted to Planning & Design Services at least 15 days prior to scheduled Public Hearing date" (emphasis added)
- Neighbors needed to submit this petition on or about April 22nd
- Numerous neighbors unable to attend in public hearing in person due to being out-of-town or work/family commitments

2) Owner is proposing to either rent single family dwelling and Carriage House OR sell the property with the two dwelling units if lot is rezoned to R-6

- Non-owner occupied property
- Sherwood already includes many rental properties that are non-owner occupied
- Current owner proposing zoning change does not live and has never lived on Sherwood Avenue

Neighbor Concerns (cont'd)

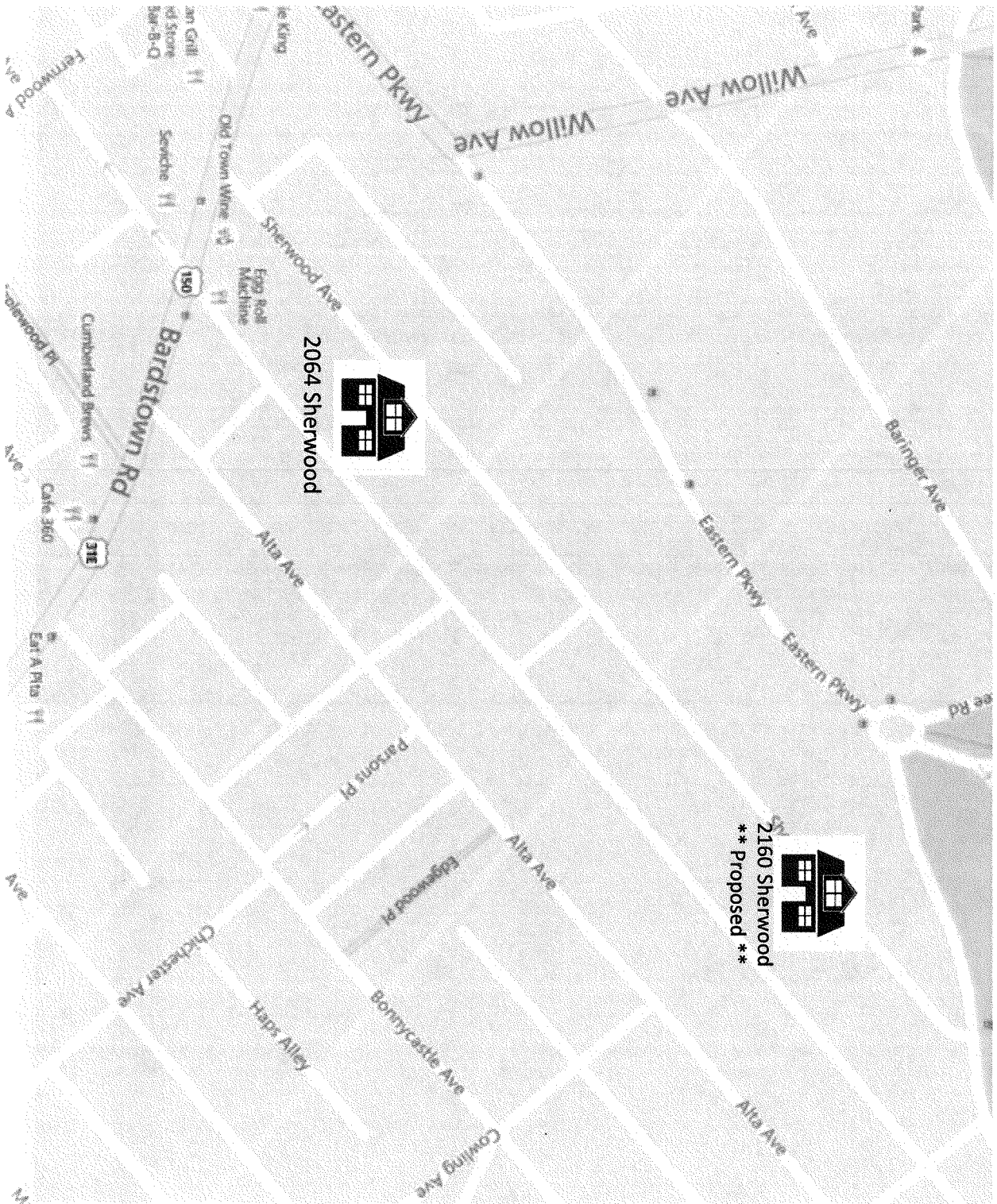
3) Garage & Carriage House dwelling

- Extremely large structure to be built on the alley ... not consistent with neighboring properties
 - Structure would be the largest structure on the Alta and Sherwood Avenues' alley running between Bardstown Road and Barney Ave.
 - Equivalent to 1,892 2-story dwelling
 - Approximately the same size as the proposed Single Family Dwelling
 - Proposed structure's dwelling square footage is greater than the square footage – for example – of 2148, 2152, and 2154 dwellings on and facing Sherwood Ave.
- Only 1 two-story structure currently exists on the Alta and Sherwood Avenues' alley running between Bardstown Road and Barney Ave. at 2064 Sherwood Avenue
 - Lot's rear yard or courtyard will consist of only 20% of the lot's acreage ... not consistent with neighboring properties
- All other structures – carports and garages – along the alley running between Alta and Sherwood do not also include a parking pad
 - All other alley structures sit adjacent to alley with small aprons for garage access
 - Garage/Carriage House plus parking pad will take up 60' of rear of lot
 - Garage/Carriage House's height and location in the lot is not consistent with neighboring properties, including all even numbered properties on Sherwood and all odd numbered properties on Alta between Bardstown Road and Barney Ave.
 - Privacy of the neighbors near the Garage/Carriage House will be invaded
 - Neighbors behind the Garage/Carriage House will face additional light (2-story structure) and noise (deck on alley-side of Carriage House) pollution
- The 5 parking spaces are not easily usable by the tenants of the proposed structures
 - Parking cars will require the constant moving of the cars as the lot is only 2 car widths wide
 - The availability of 5 parking spaces will cause increased use of alley
 - To avoid blocking another car, tenants will likely park on Sherwood and Alta Avenues
 - Sherwood is already a highly congested street for parking and driving (extremely narrow)

Currently, there is ONLY 1 single family residence on the Sherwood / Airta Avenues alley with a 2-story garage.



Location of Current 2-Story Garage Structure on Alley

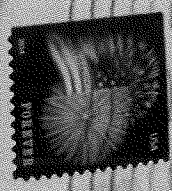
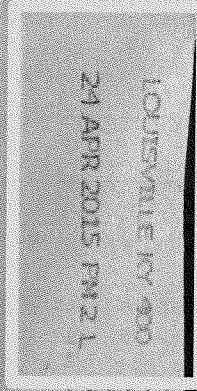


Lack of sufficient notice for concerned neighbors to petition for an evening hearing time.



Louisville Metro Planning and Design Services
444 S. 5th Street - Suite 300
Louisville, KY 40202 - 4313

Diane and Walter Roberts
2164 Sherwood Avenue
4021



- Received after April 24th (postmark = April 24th)
- "A petition with original signatures shall be submitted to Planning & Design Services at least 15 days prior to scheduled Public Hearing date." (emphasis added)
- Neighbors needed to submit this petition on or about April 22nd.



NOTICE OF PUBLIC HEARING

You are invited to attend a review of a proposal for a **CHANGE IN ZONING** from R-5A (Multi-Family Residential) to R-6 (Multi-Family Residential).

Subject Property: 2160 SHERWOOD AVENUE
Case Number: 14ZONE1007
Case Manager: JULIA WILLIAMS (julia.williams@louisvilleky.gov)

Meeting Type: PLANNING COMMISSION
Date: THURSDAY, MAY 7, 2015
Time: Meeting will begin at 1:00 PM and continue until all cases are heard
Location: 514 W. Liberty Street, 40202

To view documents for this project, please visit www.louisvilleky.gov/planning.
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor, Louisville, KY 40202
(502) 574-6230

Or visit www.louisvilleky.gov/planning for:
• Meeting agenda and staff report (typically available one week prior to meeting)
• More information on zoning processes
• Public comment opportunities
• Applications for a petition for a night hearing, including procedures to change the time and/or location public hearing to 6:00 pm or later downtown, or to a convenient location.
A list of persons notified of this proposal is available in the case file.

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 prior to this meeting. TDD users please use the Relay Service: 1-800-620-2022.

