

Luckett, Jay

From: Edward Korfhage <ed.korfhage@yahoo.com>
Sent: Tuesday, August 22, 2023 2:38 PM
To: Luckett, Jay
Subject: Re: Online login for LD&T meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Mr. Luckett,

As you may know my apartment is one that is scheduled to be used as the kitchen for the bakery. The maintenance man just left my apartment after cleaning black mold from my walls. He told me that he also did that in the apartment across the hall (which is also to become the kitchen). It seems to me that in reworking these two apartments to make them a kitchen that it would just spread the mold and make it unsafe to be a commercial kitchen. Please pass this on if I am unable to attend the meeting. Thank you very much.

Edward Korfhage

On Thursday, August 10, 2023 at 04:20:19 PM EDT, Luckett, Jay <jay.luckett@louisvilleky.gov> wrote:

The public hearing before the Planning Commission is scheduled for 9-7. You can put any comments you want on the written record by forwarding them to me directly. Public testimony is permitted at the Public Hearing, either in person or online. New notice will be mailed and posted on the subject site at least 14 days prior to the hearing.

Regards,

Jay Luckett, AICP

Planner II

Office of Planning

Louisville Metro Government

444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5159



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From: Edward Korfhage <ed.korfhage@yahoo.com>
Sent: Thursday, August 10, 2023 4:17 PM
To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>
Subject: Re: Online login for LD&T meeting

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Mr. Lockett,

Now that this meeting is over, what is the next process? Will there be any other opportunity to provide opinions on this proposal? Thanks.

Edward Korfhage

On Tuesday, July 25, 2023 at 08:55:15 AM EDT, Lockett, Jay <jay.lockett@louisvilleky.gov> wrote:

Edward,

Thank you for taking the time to express your opinions regarding this proposal. I will add your letter to the record and forward it to the applicant. Please feel free to contact me with further questions or comments.

Regards,

Jay Lockett, AICP

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From: Edward Korfhage <ed.korfhage@yahoo.com>
Sent: Monday, July 24, 2023 4:16 PM
To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>
Subject: Re: Online login for LD&T meeting

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Mr.
Lockett,

These comments are for case 23-ZONE-0065 concerning 5024 & 5026 S. Third St. and 307 W. Kingston Ave.

- 1) According to the plan there are only 5 regular parking spaces and 2 handicapped spaces. This may meet the stated criteria but it is not enough parking spaces for 10 apartment units and 2 businesses (parking for customers and employees).
- 2) With proposed on street parking on W. Kingston it will make the intersection of W. Kingston and S. Third St. much more dangerous.
- 3) With the lack of parking it will gradually eliminate affordable housing in the apartments because residents will not want to fight over available parking spaces and indeed it would impact the residences to the west of 307 W. Kingston by forcing residents to find on street parking.
- 4) In the original proposal, the kitchen for the bakery was in between the 2 apartment buildings at 5024 and 5026 S. Third St. In the April informational meeting I brought up the fact that the fire marshal when he was inspecting the apartments for smoke alarms said that his office would never approve plans having a commercial kitchen so close to residential areas. In the new plan that was presented in June the kitchen was moved to replace the 2 apartments on the first floor of 5024 S. Third St. It seems to me that this is just as dangerous as the original plan.
- 5) By having the kitchen in the 2 first floor units of 5024 S. Third St., it eliminates more affordable housing.

Please keep me informed of any other meetings.

Thank you,

Edward Korfhage

On Monday, July 24, 2023 at 03:41:23 PM EDT, Lockett, Jay <jay.lockett@louisvilleky.gov> wrote:

You can send any comments you would like to me and I will add them to the record for the case.

Regards,

Jay Lockett, AICP

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From: Edward Korfhage <ed.korfhage@yahoo.com>

Sent: Monday, July 24, 2023 3:40 PM

To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>

Subject: Re: Online login for LD&T meeting

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If I'm unable to attend the meeting can I still send online forms?

Edward Korfhage

On Monday, July 24, 2023 at 03:32:59 PM EDT, Lockett, Jay <jay.lockett@louisvilleky.gov> wrote:

Edward,

Sorry I missed your call. The meeting links for public hearings can be found here: <https://louisvilleky.gov/government/planning-design/upcoming-public-meetings>

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Dock, Joel

From: gearl@iglou.com
Sent: Sunday, June 26, 2022 12:57 PM
To: Dock, Joel
Subject: Kingston and South 3rd – Case No. 22-zonepa-0030

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Joel,

This is follow up from the Library session this past Wednesday. I mentioned the proposed rezoning at 5024, 5026 South Third Street and 307 West Kingston all under 22-zonepa-0030. You said to look at the agency comments. No agency comments are present. Jeffrey Rawlins with Architectural Artisans stated at the neighborhood meeting that all agencies had approved the proposal. Are agency comments posted on the pre application case number. If not, how do neighbors review comments prior to the neighborhood meeting. We should have the same information as the developer.

I reviewed the notice for the neighborhood meeting. Nowhere on the notice nor on the letter is the case number listed. Because I typed in Third and not 3rd in Accela, I did not initially find the case number. The case number should be provided on any information issued by the developer to the neighbors.

My notes from the meeting indicate that the number of apartments is wrong. I believe this is because some of the apartments will have to be eliminated because of codes regarding windows and exit/entry ways but I am not sure. I have numerous concerns about this proposal, but I want to view the agency comments before I submit all my comments.

The general notes on the plans mention a secured fenced area for long term bicycle parking in the rear of the building. I don't see where this is located on the plans.

I also want to know when the amount of parking spaces was reduced to zero for apartment buildings containing 4 apartments. I understand that government wants residents to use public transit, but we are putting the cart before the horse. Public transit must be sufficient to meet the needs of residents before taking away the cars. Has anyone calculated the amount of time via public transit to go to a doctor at Baptist East.

Thank you.

Ann Ramser

From: [Edward Korfhage](#)
To: [Lockett, Jay P](#)
Subject: case #22-ZONEPA-0030
Date: Wednesday, June 15, 2022 9:43:01 AM

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Mr.. Lockett,

My name is Edward Korfhage and I live at 5024 S. 3rd St. Apt. 1. I attended the meeting last night about the proposed bakery that is to be built on this property. According to the representative from the Architectural firm if the property is rezoned to C-1 there is no minimum parking spaces required. To me that is unacceptable. The number of parking spaces for 5024 and 5026 will be reduced from 12 to 7 with 2 of those being designated as handicapped. That means that for two fourplexes and two businesses there are only 5 legitimate parking spaces. In addition for the property facing Kingston Ave. the parking spaces would be reduced from 5 to 2. This would mean on street parking for most of the tenants and patrons of the businesses. The representative said that the city wanted to eliminate the curb cut between 5024 and 5026 because it was dangerous. I have lived here four years and have never seen an accident from people pulling in or out of that curb cut while I have witnessed several accidents at 3rd and Kingston. If the on street parking on Kingston takes place due to the lack of parking spaces it will only increase the chances of accidents occurring at 3rd and Kingston.

Also the front of my building would be closed off along with my window that looks out on 3rd St. The apartment across the hall would not only lose her front window but all of her side windows as well leaving her with natural light coming into the apartment from the rear window. This would also be true of the apartment at 5026 that is on the driveway side of the apartment. In addition the gas meters and electric meters would have to be moved and I don't know where they could be moved to. In the rear, there are outside steps coming down from the upstairs apartment on one side of the rear and on the other are steps leading to the basement. Another concern is there is no place for trucks to deliver supplies to the bakery without parking on the street or removing more parking spaces for the tenants and patrons.

The representative also mentioned that he would have to find out what the regulations are for the kitchen to the bakery. That due to fire concerns the first floor apartments may have to be vacated. Obviously since I live on the first floor this would adversely affect me. There is much concern about affordable housing and if even one of the units had to be vacated this would be a concern. All in all this proposal was not given a very thoughtful consideration. I am firmly opposed to the changing of the zoning to C-1. I would appreciate your thoughts. Thank you.

Sincerely,

Edward Korfhage

