

Brown, Christopher

From: Kelly Clark <drkjclark@yahoo.com>
Sent: Thursday, July 17, 2014 11:58 AM
To: Brown, Christopher
Subject: opposition to altering binding elements in favor of masonic home

Mr. Brown,

Please place this email in its entirety in the file regarding the request by the Masonic Home to alter the binding elements allowing it to have access to the 4 currently dead end streets in St. Matthews, including my own street of Ormond Road.

I had planned to compose a lengthy letter this evening to describe in detail the nature of my opposition- however, it appears that while you, Christopher Brown, have repeatedly said that all documents are due tomorrow, I have just learned that they are actually due today. I am working and do not have time to properly compose my letter. I would like to register my strong objection to the misinformation you have provided us in writing regarding the dates noted above.

My opposition concerns the impact of Masonic Home's proposal to no longer abide by their agreement regarding the binding elements. The alteration they seek would result in increased traffic on my street as well as those around us, and directly cause harm to me in my decreased safety, decreased property values, increased tax burden to maintain the streets as a tax payer in St. Matthews, and would cause an overall decrease in my quality of life. The decrease in my quality of life and that of the members of my community is not an appropriate trade off for the convenience of the Masonic Home's employees or the expansion plans of their administration.

Please record my strong objection to altering the binding elements by including the contents of this email in its entirety. Thank you.

Kelly J. Clark, MD, MBA
3821 Ormond Road
Louisville, KY 40207

SIGN IN

Something went wrong. Please reload.

Summary

Search the document.

[illegible]

1

NAME _____
 ADDRESS _____
 CITY _____
 STATE _____
 ZIP _____

2

Brown, Christopher

From: racyte . <racyte@gmail.com>
Sent: Wednesday, July 16, 2014 8:43 PM
To: Brown, Christopher; Liu, Emily
Subject: Case #14MOD1000 - Masonic Homes property (2 of 4 attachments)
Attachments: Petition pgs 1-23 of 69 case# 14MOD1000.pdf; Petition color map case# 14MOD1000.pdf

Re: Case #14MOD1000 - Masonic Homes property

Christopher:

Please print out this email and include it in the record of the above case.

I am writing as a resident property owner of Ormond Road in St. Matthews, KY. My neighbors including those residing on Ormond Rd., Leland Rd., Washington Square, and Elmwood Ave. are adamantly and unanimously opposed to amending Binding Element #3 for the Masonic Home Property.

Along with other volunteers, we have carefully surveyed the residents of these four streets as well as nearby neighborhoods as reflected by the areas marked on the attached colored map.

I plan on providing more details regarding the results of this survey at the public hearing on July 28, 2014. The surveys taken indicate that all of those responding on Ormond Rd., Leland Rd., Washington Square, and Elmwood Ave. are opposed to the application. The consensus of other neighbors surveyed revealed that they too are opposed to opening the four streets to carry additional traffic that only benefits Masonic Home residents and employees.

I am attaching 69 pages containing 932 signatures of individuals opposed to the application. I will make arrangements to hand deliver to your office a signed copy of this email, the originals of all petition pages and the color map of the areas surveyed. Due to size restrictions I have divided the attachment pages into three: pages 1-23, pages 24-47 and 48-69 and the colored petition map in its own file. Each arriving to your email separately.

Based on information you provided me via email, a number of my neighbors were informed that the deadline for filing pre-hearing statements or exhibits was 5 pm Friday, July 18, 2014.

Brown, Christopher

From: racyte . <racyte@gmail.com>
Sent: Wednesday, July 16, 2014 9:03 PM
To: Brown, Christopher; Liu, Emily
Subject: Case #14MOD1000 - Masonic Homes property (pages 3 and 4 of 4)
Attachments: Petition pgs 24-27 of 69 case# 14MOD1000.pdf; Petition pgs 48-69 of 69 case# 14MOD1000.pdf

Christopher:

Please print out this email and include it in the record of the above case.

This is the second of two emails I am sending that contain scanned petition signature pages. Attached here are pages 24-47 and 48-69 of the 69 pages re the above case.

My first and previous email contained pages 1-23 and a file of the colored petition map of the areas surveyed.

You will receive hard copies delivered to your office tomorrow morning, July 17, 2014.

Please let me know if there is anything further I need to do in order for all of these attachments to be submitted for consideration in the staff report and included as documents made available to the Planning Commission members prior to the hearing.

Thank you,
Tracy Evans

Brown, Christopher

From: racyte . <racyte@gmail.com>
Sent: Wednesday, July 16, 2014 9:08 PM
To: Brown, Christopher; Liu, Emily
Subject: Case #14MOD1000 - Masonic Homes property (please confirm receipt)

Christopher,
Please confirm receipt of my emails containing four attachments containing the Petition with 69 pages plus a colored map.
Thanks,

Tracy Evans

Brown, Christopher

From: Julie Leake <julieleake1@hotmail.com>
Sent: Thursday, July 17, 2014 8:45 AM
To: Brown, Christopher
Subject: Materials delivered for case #14MOD1000
Attachments: receipt.pdf

Dear Mr. Brown:

This morning I delivered materials for case #14MOD1000, including one unbound copy and 14 bound and printed copies of an Elmwood Avenue exhibit, an individual letter submission from Sandra Campbell Giles, and an individual letter submission from John S. Leake. These materials were accepted by John Dock. Please let me know by a brief e-mail that you have received these materials. Thank you for your management of this case.

Sincerely, Julie E. Leake, 3804 Elmwood Ave., Louisville KY 40207

Received from Julie E Leake on Thursday, July 17, 2014, for case #14MOD1000:

- ☒ 14 Elmwood Avenue opposition exhibit loose leaf for scanning into the file
- ☒ 14 printed and bound copies of above exhibit for individual commissioners
- ☒ Individual letter submission from Sandra Campbell Giles
- ☒ Individual letter submission from John S. Leake

Received by JOHN DOCK

Time/date 8:05 AM JULY 17 2014

RECEIVED

JUL 17 2014
PLANNING &
DESIGN SERVICES

Brown, Christopher

From: Bissell Roberts <bissell@bardlaw.net>
Sent: Thursday, July 17, 2014 9:28 AM
To: Brown, Christopher; Baker, Jonathan; Carroll, John G.
Cc: Bissell Roberts; Mayor Bernard Bowling Jr. (bbowling@kystmatthews.com); jruf@kystmatthews.com; jbirch@kystmatthews.com; Foster L. Haunz (fhaunz@att.net)
Subject: 14MOD1000 - 3701 Frankfort Ave., Louisville, KY
Attachments: Ltr re Records of other cases 7-17-14.pdf

Importance: High

Good morning gentleman.

Attached is a letter request sent on behalf of the City of St. Matthews regarding the record in connection with the pending Application to revise a Binding Element.

Bissell Roberts

Bardenwerper, Talbott & Roberts, PLLC
1000 North Hurstbourne Parkway, Suite 200
Louisville, KY 40223
(502) 426-6688 - W
(502) 593-4560 - cell
(502) 425-0561 Fax
www.bardlaw.net

Brown, Christopher

From: Mark Joyce <mwj300@gmail.com>
Sent: Friday, July 11, 2014 6:33 PM
To: Brown, Christopher
Subject: Case #14MOD1000

RE: Case #14MOD1000

I have been a resident of Brownsboro Village since 1986. Over the years I have experienced the traffic on Chenoweth Lane increase, which makes it difficult for me to exit my neighborhood safely at certain times of the day. I am not in favor of any action that would further increased traffic.

Mark W. Joyce
300 Sprite Rd.
Louisville, KY 40207

Brown, Christopher

From: Kathy Jacobi <kathybjacobi@gmail.com>
Sent: Sunday, July 13, 2014 1:42 PM
To: Brown, Christopher
Subject: Case#14MOD1000

Dear Mr. Brown:

I am writing you to voice my strong opposition to Masonic Homes' request to create gated access to its St. Matthews campus through our neighborhood streets. I have lived in this neighborhood since 1996, and greatly appreciate the quality of life in my neighborhood. I'm convinced it is the very best place to raise a family in our city.

The Masonic Homes proposal should be soundly rejected for many reasons. The primary reason is that past binding agreements, where they agreed to NOT seek this very access, should be upheld and enforced. The Masonic Homes organization CHOSE to sell off the land providing access to Brownsboro Rd for a handsome profit. Their past business decisions, like their agreements with their neighbors, cannot be undone simply to allow them to continue their expansion without living by those decisions and agreements.

For the neighborhood's safety and quality of life, this proposal must be rejected. The Planning Commission must enforce earlier agreements that prohibit this expansion of entry/exit for the Masonic Homes property.

Sincerely,

Kathy Jacobi
Homeowner
3905 Leland Rd
Louisville, KY 40207

Brown, Christopher

From: Sally Macdonald <sdmac43@gmail.com>
Sent: Thursday, July 10, 2014 5:42 PM
To: Brown, Christopher
Cc: Stanley Macdonald
Subject: Fwd: Undeliverable: Case # 14MOD1000

Mr. Brown,

Please register my opposition to Masonic Homes' intention to open additional corridors to their property that would access Chenoweth Lane. The increased traffic on Chenoweth Lane would be horrendous, especially when a train rolls through St. Matthews. Backups are already several blocks long several times a day.

Sally Macdonald
4012 Napanee Rd.
Louisville 40207

Brown, Christopher

From: Brittany Dilworth <dilworthbrittany@gmail.com>
Sent: Friday, July 11, 2014 7:55 AM
To: Brown, Christopher
Subject: Protect Chenoweth Corridor

To whom this may concerns,

I am writing in regards to the Masonic Homes' plans to use streets, specifically Elmwood Ave, as access to their properties. My husband and I purchased our home on Elmwood Ave. a little over a year ago. We were attracted to this property due to the fact that it was a quiet street with minimal traffic. We plan to raise our children in this house and felt that with it being on a dead end street it would be one of the most safe locations to choose in this area. Allowing the Masonic Homes to use our streets as an access to their properties would significantly effect my families' safety, quality of life, and our property values in a negative way, all of which are reasons we selected this property initially. I support the Masonic Homes and the work that they do/provide, however I do not support their proposal to use our streets as access points to their properties.

Thank you for your time-
Brittany Dilworth, Resident of Elmwood Ave

Brown, Christopher

From: Joyce Bosco <jkbosco@att.net>
Sent: Thursday, July 10, 2014 6:28 PM
To: Brown, Christopher
Subject: case#14MOD100

Dear Mr. Brown,

I am very much opposed to the opening of Washington Square for the Masonic Homes to have access to all of our surrounding streets. It is difficult now to get on Chenoweth Lane. With all the new traffic it would bring, it will be impossible. I have been a resident of 3812 Washington Square almost 19 years.

Sincerely,
Sarah Cosby

Brown, Christopher

From: Cameron Dye <cameron.dye2@gmail.com>
Sent: Thursday, July 10, 2014 2:39 PM
To: Brown, Christopher
Subject: Reference Case #14MOD1000

My name is Cameron Dye. I live at 3829 Elmwood Avenue, Louisville, KY, 40207. I am concerned about the reopening of Elmwood. I do not condone the reopening at the end of my street. I feel that the traffic it will create will be unsafe. The traffic will create a hectic environment to our quiet street. Thank you for your consideration.

Cameron Dye

Brown, Christopher

From: kate rudd <k8rudd@gmail.com>
Sent: Thursday, July 10, 2014 9:51 AM
To: Brown, Christopher
Subject: Case # 14MOD1000 -- Masonic Home Binding Elements

Dear Mr. Brown:

I oppose the opening of several St Matthews residential streets for the convenience of the Masonic Home. Releasing them from the committment they made will have a very negative impact on traffic (Chenoweth Lane is already overused and becomes impassible many times a day because of railroad traffic) and will turn my quiet neighborhood into a thru street for hundreds of additional cars daily for no purpose other than the convenience of Masonic Home employees and residents.

The Masonic Home's current entrance is never backed up and even though they continue to overdevelop their campus, they made an committment and they must continue to honor it.

I appreciate your efforts and that of the Planning and Design Board to ensure that this matter is dealt with fairly so that it doesn't destroy the St. Matthews (and surrounding areas) community of homes and businesses.

Kate Rudd
3833 Washington Sq #4
Louisville, KY 40207

Brown, Christopher

From: Jessica@vaughnsmithlaw.com
Sent: Thursday, July 10, 2014 10:31 AM
To: Brown, Christopher
Subject: #14MOD1000

Hi Chris-

Not sure if you remember me, but you helped our office get through the Diamond's Pub parking expansion (thank you again!). Just writing because I received some information in my neighborhood on the proposed entryway expansion off Chenoweth Lane for Masonic Homes, and you were the point of contact for e-mail. I live on Chenoweth Lane and I wanted to write to let you know I am opposed to the expansion, (#14MOD100). Thanks so much and hope to work with you again!

Jessica D. Smith
Attorney at Law
Vaughn & Smith, PLLC
201 Thierman Lane
Louisville, KY 40207
502-899-5600
502-899-7001 facsimile
Jessica@VaughnSmithLaw.com

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Brown, Christopher

From: Jessica@vaughnsmithlaw.com
Sent: Thursday, July 10, 2014 10:31 AM
To: Brown, Christopher
Subject: #14MOD1000

Hi Chris-

Not sure if you remember me, but you helped our office get through the Diamond's Pub parking expansion (thank you again!). Just writing because I received some information in my neighborhood on the proposed entryway expansion off Chenoweth Lane for Masonic Homes, and you were the point of contact for e-mail. I live on Chenoweth Lane and I wanted to write to let you know I am opposed to the expansion, (#14MOD100). Thanks so much and hope to work with you again!

Jessica D. Smith
Attorney at Law
Vaughn & Smith, PLLC
201 Thierman Lane
Louisville, KY 40207
502-899-5600
502-899-7001 facsimile
Jessica@VaughnSmithLaw.com

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Brown, Christopher

From: Lee Roy & Carolyn Ash <lrcash5@gmail.com>
Sent: Wednesday, July 09, 2014 3:34 PM
To: Brown, Christopher
Subject: Fwd: Case #14MOD1000

Carolyn & Lee Roy Ash
3929 Leland Rd.
Louisville, KY 40207
502-897-7357
lrcash5@gmail.com

Begin forwarded message:

From: Lee Roy & Carolyn Ash <lrcash5@gmail.com>
Date: July 9, 2014 at 3:22:11 PM EDT
To: "ProtectChenowethCorridor@gmail.com" <ProtectChenowethCorridor@gmail.com>
Subject: Case #14MOD1000

To Whom It May Concern:

Please note my opposition to the plans being considered to open entrances from the Masonic properties onto Chenoweth Lane through the surrounding neighborhoods. The neighborhoods adjacent to the Masonic properties and Miralea should not be penalized for the poor planning of those organizations and developers. Before Miralea was built, it should have been required to obtain access across the railroad tracks to Frankfort Avenue or not be developed. This "after the fact" attempt to circumvent the proper planning process should not be allowed. Your consideration on the part of our neighborhoods is appreciated.

Carolyn & Lee Roy Ash
3929 Leland Rd.
Louisville, KY 40207
502-897-7357
lrcash5@gmail.com

Brown, Christopher

From: Cindy Nutt <c.nutt@yahoo.com>
Sent: Wednesday, July 09, 2014 9:57 AM
To: Brown, Christopher
Subject: Masonic Home access to Chenoweth Lane

Mr. Brown,

Please do not allow Masonic Homes gated access to Chenoweth Lane! I understand it would be a convenience to a couple of hundred residents and employees, but would be a tremendous inconvenience for everyone else who works, shops or lives in the area. The Masonic Homes sold its land and ability to access Fenley and Brownsboro Road. That is a decision they should have to live with, as they reaped the financial benefits. Masonic Homes should not be allowed to overturn a binding element which was a condition of their continued development of the property.

In addition to the above, Chenoweth Lane cannot accommodate the current traffic. Adding hundreds of cars will further congest this small street--and we do not want it widened to four lanes. It would completely change the character of the area and have a negative impact on our lives and property values.

Please do not allow Masonic Homes gated access to Chenoweth Lane. Would you want this if you were a resident living off of Chenoweth Lane?

Thank you for your consideration.

Cindy Nutt
4003 Ormond Road

Brown, Christopher

From: christine underwood <chrisunder2010@gmail.com>
Sent: Tuesday, July 08, 2014 9:12 PM
To: Brown, Christopher
Subject: Re: Save our St. Matthews and Chenoweth Lane Corridor

In summer of 2006 I entered onto the street of Ormond road. We were looking to buy a new house in a safe environment since I grew up on a busier street. One of the aspects of Ormond road in which I most admired was the discreet and laid back atmosphere. I felt safe on Ormond road which was an important reason my family decided to move in. Growing up on Ormond, I was always out and about in the neighborhood. I hung out with my friends on the street and there has always been a great community. Everyone is always out doing something; walking their dog, playing games, conversing with the fellow neighbors, and doing those things with a definite sense of security. You could go an entire day in the neighborhood seeing only few cars drive in and out which always comforts me. Ormond has never had sidewalks, but they are unnecessary since the street is so free of cars going by. It assured me that if I was out with a neighbor or a friend; I would be safe walking in the street.

In the morning before I go out, Chenoweth lane is my way around, the only way. It is already crowded during various times of the day, but if the Masonic homes were to step in and make another entrance into their facility, it will form traffic that would take away the safety of our street. The masonic homes already have their own entrance. One that is lovely, they do not need more than one. It is completely unnecessary to have them take our street and turn it into their own personal passage to their own property. Keep my fellow neighbors and I safe and discontinue this senseless plot and save our street. I want those who grow up and move into the neighborhood to have the same sense of security as I have always had.

Brown, Christopher

From: danettabw@gmail.com
Sent: Tuesday, July 08, 2014 10:48 AM
To: Brown, Christopher
Cc: ProtectChenowethCorridor@gmail.com
Subject: reference case #14MOD1000

Please add my name and my husband's name to the list of people opposing the Masonic Homes plan-that would allow access thru Elmwood Ave, Leland and Ormond Roads.

These streets are too narrow.

Danetta and Richard Willias
314 Sprite Rd
Louisville, KY
reference case # 14MOD1000



This email is free from viruses and malware because avast! Antivirus protection is active.

Brown, Christopher

From: PRM720@aol.com
Sent: Tuesday, July 08, 2014 8:48 AM
To: Brown, Christopher
Subject: re; #14MOD1000

I am very much opposed to the opening of streets from the Masonic Home to Chenoweth Lane. Why not make access to Brownsboro Rd or to the streets west of the Home?

Patricia R. MacLean
3928 Ormond Rd
City of Bellewood 40207

Brown, Christopher

From: PRM720@aol.com
Sent: Tuesday, July 08, 2014 8:48 AM
To: Brown, Christopher
Subject: re; #14MOD1000

I am very much opposed to the opening of streets from the Masonic Home to Chenoweth Lane. Why not make access to Brownsboro Rd or to the streets west of the Home?

Patricia R. MacLean
3928 Ormond Rd
City of Bellewood 40207

Brown, Christopher

From: Kathy Reed <kathy@reed.win.net>
Sent: Saturday, July 05, 2014 5:43 PM
To: Brown, Christopher
Subject: [SPAM] Masonic Homes

>

> Dear Sir, my family has lived on the 4000 block of Ormond Road for 17 years. We moved to this area because of it's quiet neighborhood and good location. Our eldest daughter bought her first home last year two blocks away, 3800 block of Ormond Road. We were pleased she chose to stay in the neighborhood. As a single young lady, safety was a key concern and this section of Ormond is a dead end street. If you haven't yet driven down the 3800 block of Ormond Road, I urge you to do so. You will see that it is quite a narrow road. Many of the houses do not have garages and are close to the street. With the influx of hundreds of cars, the street would need to be widened. (at a cost to St. Matthews) This would change their neighborhood completely. No longer could children play safely. No longer will my daughter, senior citizens and others be safe. Masonic Homes chose to sell off their access points to Brownsboro Road and Finley for a profit. Now they are inconvenienced. Please do not allow this large residential business destroy the small street of Ormond Road.

>

> Kathy Reed

Brown, Christopher

From: bcurtis@twc.com
Sent: Friday, July 04, 2014 12:19 PM
To: Brown, Christopher
Subject: Opposed to Masonic Homes of Kentucky proposal

I am strongly opposed to the Masonic Homes getting a ride of way to Chenoweth. This will impact traffic and our quality of life. Also my property value will be affected. Chenoweth is already overcrowded. Masonic Homes is only furthering its own agenda and doesn't care about our neighborhood. There are also safety issues for our children. Please listen to our concerns!!

Thank you,
Barbara Curtis
400 Oread Rd.
Louisville, Ky 40207

Brown, Christopher

From: Mike Reed <mike@aspenenergyinc.com>
Sent: Saturday, July 05, 2014 10:56 AM
To: Brown, Christopher
Subject: Masonic Homes Petition

Dear Sir,

I am a resident of the 4000 block of Ormond Road and a 161 St. Matthews Ave. business owner. My daughter is a homeowner in the 3800 block of Ormond. As a stakeholder in the decision to open Ormond Rd to provide access to the Masonic Homes property, I wish to object to the proposal.

Ormond Rd, west of Chenoweth, is a very narrow street that the residents use for parking in many cases. Families chose to live on the street in many cases because it was closed access. Masonic Homes on the other hand chose to sell their north access rights and property to Mockingbird Gardens for a large profit which appears to have been put to good use for expansion and services. Good for them. However, it appears that the business did not properly plan their expansion and now they wish to create hardship on residents, businesses and the city of St Matthews to deal with the fallout of lower property values, increased traffic and decreased safety.

It also appears that they are asking for more than they need and do not wish to compensate any of those that will suffer if the request is granted or pared back. I urge you to deny the request.

Regards,
Mike Reed
4051 Ormond
161 St. Matthews Ave.

Brown, Christopher

From: petercburkhart <peterb@twc.com>
Sent: Sunday, July 06, 2014 2:40 PM
To: Brown, Christopher
Subject: Masonic Home

I am against Masonic Home opening a passageway to Chenoweth Lane.

Peter Burkhart
3935 Kennison Court
40207

Brown, Christopher

From: LAURA A ROSS <laura.ross@mac.com>
Sent: Sunday, July 06, 2014 7:05 PM
To: Brown, Christopher
Cc: Glenn Frieder; Sharon Broaddus
Subject: We Oppose Proposal - Case #14MOD1000

Dear Mr. Brown,

We've recently been made aware of the Masonic Homes of Kentucky proposal seeking to create gated access to it's St. Matthews campus via our street, Washington Square off of Chenoweth Lane. My husband and I purposely purchased our condo located at 3812 Washington Square because it is in a very quiet, peaceful neighborhood with very little traffic. My mother also lives in the condo, and with her health requires peace and quiet for a good quality of life. If this proposal goes thru, it will permanently damage our property values and the enjoyment and safety of our neighborhood.

In addition, it will create even more traffic on Chenoweth Lane which is already very heavily congested, and often takes a long time to make a turn onto in order to exit our street. As local taxpayers, it is we, not Masonic Homes, that will shoulder the financial burden of infrastructure maintenance and repairs that will be necessary with such an increase in traffic.

For these reasons, we strongly oppose the Masonic Homes proposal (Case # 14MOD1000) to create access to their St. Matthews campus via our street of Washington Square.

We thank you for your attention and consideration of this matter.

Sincerely,

Glenn Frieder and Laura Ross
3812 Washington Square #3
Louisville, KY 40207

Brown, Christopher

From: Joyce Bosco <jkbosco@att.net>
Sent: Sunday, July 06, 2014 10:46 PM
To: Brown, Christopher
Subject: Case #14MOD100

Dear Metro Planning and Design Board,

My name is Joyce Bosco, and I live at 3814 Washington Square #2, Louisville, KY 40207. I am writing this in reference to Case #14MOD100.

I wish to express my strong opposition to the Masonic Homes of KY Inc seeking approval from the Metro Planning Commission to create gated access to its St Matthews campus through Elmwood Avenue, Washington Square, Leland and Ormand Road with connectivity to Chenoweth Lane for the exclusive use of residents and employees. By doing this it would cause an unreasonable burden for all who live in the surrounding area and all other people who use Chenoweth Lane.

We should not be forced to bear the burden of the Masonic Homes decisions rezone and increase the density of their campus. It was greed that influenced their decision to sell their access to Brownsboro Road. They should buy the property back, demolish the homes involved, and then they would have their access.

Opening the gate would disrupt our neighborhood's quality of life, pose safety hazards and negatively impact our property values. This neighborhood was meant to be a walking neighborhood, and we have no sidewalks, so we use the street most of the time. People would also use the alleys for shortcuts, and then we would have other problems.

I strongly oppose this traffic pattern change.

Thank you for your time and consideration.
Joyce Bosco

Brown, Christopher

From: Bob Hook <rlh@bobhook.net>
Sent: Thursday, July 03, 2014 1:59 PM
To: Brown, Christopher
Subject: Case #14MOD1000

Mr. Brown –

I am writing in opposition to the Masonic Homes of Kentucky proposal to open and use 4 now closed roads for ingress and egress via Chenoweth Lane to the east of their campus.

First, Masonic Homes has given away their rights to use of these roads in the past for their own gain and now request to get those rights back. I oppose.

Secondly, the 4 named roads will be permanently hurt with regards to safety for children and quite possibly property values.

Thirdly, those same 4 roads do not have access to the Masonic Homes campus in return.

Most definitely, Elmwood and Ormond have many single family residents with children that increased traffic would cause a safety issue.

Those 2 streets should never be considered a viable option, no matter how large Masonic Homes seeks to become. Kids streets are off limits, period.

My question – why did Masonic Homes give up their access to Brownsboro Road and Fenley?? Maybe they were short-sighted and only thought of immediate needs.

The local neighbors do not need to pay for the Masonic Homes lack of forward thinking.

I appreciate your time in this matter.

Thanks, Bob Hook

Bob Hook Jr
President
Bob Hook Chevrolet
4144 Bardstown Road
Louisville, KY 40218
O 502.499.0800
F 502.495.6021
rlh@bobhook.net
www.bobhook.com

Brown, Christopher

From: Mary Farmer <marysfarmer@yahoo.com>
Sent: Thursday, July 03, 2014 2:44 PM
To: Brown, Christopher
Subject: Chenoweth Corridor

I am writing to express my strong disagreement with Masonic Homes of Kentucky proposal to open streets at Elmwood, Washington Square, Leland and Ormond Roads to connect with Chenoweth Lane. Chenoweth is already overcrowded with traffic.

Thank you,
Mary Farmer

Mary S. Farmer
3921 Ormond Road
Louisville, KY 40207
502-895-0965
heartofthematterlou.net

Brown, Christopher

From: Mary Farmer <marysfarmer@yahoo.com>
Sent: Thursday, July 03, 2014 2:46 PM
To: Brown, Christopher
Subject: case#14MOD1000

I just wrote you and forgot to include the case number I was writing about to express my strong disagreement with Masonic Homes attempt to open streets adjacent to their property to connect with Chenoweth Lane. Please see next email from me.

Mary S. Farmer
3921 Ormond Road
Louisville, KY 40207
502-895-0965
heartofthematterlou.net

Brown, Christopher

From: Patty West <pdwest1@gmail.com>
Sent: Wednesday, July 02, 2014 9:33 PM
To: Brown, Christopher
Subject: Chenoweth Lane corridor, Case #14MOD1000

I am strongly opposed to the opening of Leland, Ormond, Elmwood, and Washington Square to the Masonic Home. While the Masonic Homes "complex" is lovely, it does generate a lot of traffic daily and to open that traffic to Chenoweth Lane would create even more traffic and congestion on Chenoweth Lane. I travel that path several times of day for work and shopping and it will make my commute much longer, not to mention the inherent safety risks associated with increased traffic. I visit the Post Office at the Masonic Home frequently and have never had a problem going around to Frankfort or just parking at the Washington Square complex. I also visit a friend at the Sam Swope Center on a regular basis and never experience excessive traffic on Frankfort Avenue nor have had a problem with accessing it via Frankfort instead of Chenoweth.

Please do NOT let the Planning Commission let this happen! It will negatively affect the quality of life for all of living in this corridor.

Thank you,
Patty West
411 Duff Lane
Louisville, KY 40207

Sent from my iPad

Brown, Christopher

From: bcurtis@twc.com
Sent: Friday, July 04, 2014 12:19 PM
To: Brown, Christopher
Subject: Opposed to Masonic Homes of Kentucky proposal

I am strongly opposed to the Masonic Homes getting a ride of way to Chenoweth. This will impact traffic and our quality of life. Also my property value will be affected. Chenoweth is already overcrowded. Masonic Homes is only furthering its own agenda and doesn't care about our neighborhood. There are also safety issues for our children. Please listen to our concerns!!

Thank you,
Barbara Curtis
400 Oread Rd.
Louisville, Ky 40207

Brown, Christopher

From: Teresa Flynn <tflynn@aseretcongruence.com>
Sent: Wednesday, July 02, 2014 2:55 PM
To: Brown, Christopher
Cc: Phillippe Glaude
Subject: Case #14MOD1000

Dear Mr. Brown,

I am writing to address my concern and ask for your support to protect the Chenoweth Lane Corridor from the Masonic Homes request to access from our neighborhood. Any changes to the zoning creates a 'bait and switch' tactic from the Masonic Home and is not fair to the residents of St. Matthews.

Thank you for your consideration of the important matter.

Teresa Flynn
502.345.6492

Brown, Christopher

From: anne moremen <abmoremen@gmail.com>
Sent: Wednesday, July 02, 2014 12:57 PM
To: Brown, Christopher
Subject: #14MOD1000

Hi Mr. Brown,

I want to address concerns regarding the proposed changes of case #14MOD1000 regarding opening the Masonic Campus onto Chenoweth Lane. I was a 14 year resident of Brownsboro Village and a current resident of Indian Hills. My children attend Holy Trinity and Trinity High School. I shop regularly in Chenoweth Square and our family frequents all the St. Matthews area restaurants. Needless to say, I drive on Chenoweth Lane a lot. I am very concerned but the traffic impact of many 100's more cars on a residential 2 lane road like Chenoweth. I worry that the increased traffic will eventually lead to the widening of Chenoweth Lane. A possibility like that has far reaching consequences to property value and the neighborhood feel of St. Matthews.

The Masonic Campus had, at one time, egress to Brownsboro Road. They opted to sell that land to the developers of Mockingbird Gardens. I am certain it was a profitable transaction. It is their own shortsightedness and desire for profit that has left them with this problem. I do not believe it is fair or reasonable to now force this traffic issue on the homeowners of Ormond, Leland, Washington Square and Elmwood.

Please note that I am against these zoning changes and want the Masonic Homes to hold to their original zoning agreements of 1983 per binding element#3.

Thank you for your time,

Anne Moremen

5109 Moccasin Court

Louisville, Ky 40207

Brown, Christopher

From: campdye@twc.com
Sent: Wednesday, July 02, 2014 9:50 AM
To: Brown, Christopher
Subject: Case #14M0D1000

Christopher, I am writing this note to state my strong DISAPPROVAL of the Masonic Homes plan to expand access to its campus via streets connecting to Chenoweth Lane.

I have a home on Elmwood Ave. At peak traffic periods it is difficult to make a left turn today. If access to Masonic Homes is granted it will cause serious gridlock. Also there are many children on Elmwood who walk to and from the corner of Elmwood and Chenoweth ride the school bus. This street is just not made for this kind of volume.

The plan also reneges on the principles of the rezoning agreement Masonic Homes agreed. They sell their land for profit and now want to decrease our neighborhoods value through this change. Unfair

Mark Dye
3829 Elmwood Ave
895-8363

Brown, Christopher

From: Koch, David T <david.koch@jefferson.kyschools.us>
Sent: Wednesday, July 02, 2014 9:43 AM
To: Brown, Christopher
Subject: Masonic Home Gated Access

To whom it may concern:

My family lives off Chenoweth Lane and **STRONGLY OPPOSES** the gated access proposed for the Masonic Homes of Kentucky. The proposed plan will increase traffic by hundreds of cars, thereby affecting hundreds of families in the area. We moved here specifically because of the peaceful, family-friendly streets. This plan will ruin that and lower our property values in the process.

Please do not proceed with this plan!!!!!!!

Todd Koch
Guidance Counselor
Westport Middle School
phone (502) 485-8346
fax (502) 485-8910
david.koch@jefferson.kyschools.us

Brown, Christopher

From: Brad Mercer <bmercer@priceweber.com>
Sent: Wednesday, July 02, 2014 1:14 AM
To: Brown, Christopher
Subject: Case #14MOD1000 - Cut & Dry

Christopher –

Organizations have no right to go back on their word because they think it is convenient for them. Masonic Homes does not have the right to the entry points they are proposing and should have thought about this before they made property rights decisions convenient for them that could not affect the most heavily trafficked area of St. Matthews. They agree a long time ago to never use these entry points because it was the right decision for homeowners and that has not changed. The only thing that has changed in the poor planning decisions they have made since then and residents of St. Matthews should not suffer because of this.

It is not right and should not be allowed. We are trying to raise families and I already have to deal with increased traffic throughout St. Matthews and trying to keep my kids safe when playing in the neighborhood.

The bottom line is that they knew the rules and agreed to them and they have no right to try and change the rules when it comes to the safety and life quality of residents. This is a clear case of the quality of life for many versus few and it should not be allowed.

Thanks for letting my voice be heard and we are counting on you to make the only correct and obvious choice for St. Matthews residents. You know how you would feel if you lived off of Chenoweth Lane or anywhere near it. Do the right thing and protect St. Matthews residents and their families.

Regards,

Brad Mercer
3960 Staebler Ave.
Louisville, KY 40207

Brown, Christopher

From: Terri Lafollette <terrilafollette@hotmail.com>
Sent: Monday, June 30, 2014 10:20 PM
To: Brown, Christopher
Subject: FW: Opposition to Case #14MOD1000
Attachments: Letter of Opposition w_Signature.pdf

Hi,
I have not received any confirmation of receipt of the attached letter of opposition, please confirm receipt.
Thanks,
Terri

From: terrilafollette@hotmail.com
To: christopher.brown@louisvilleky.gov
CC: terrilafollette@hotmail.com
Subject: Opposition to Case #14MOD1000
Date: Thu, 19 Jun 2014 16:02:18 -0400

Hi,
My formal letter of opposition is attached detailing why Masonic Homes of KY, Inc. should not be able to break Binding Element 3 in case #14MOD1000 to seek private access to dead-end residential streets is attached along with photos. This is a scanned copy to include my signature. Please read carefully and submit to the record for consideration.
Thank you,
Terri Lafollette
3827 Ormond Rd., 40207
502-836-3669

Brown, Christopher

From: Brenda Boling <bsboling123@aol.com>
Sent: Monday, June 30, 2014 7:26 PM
To: Brown, Christopher

Hi Mr. Brown,

My husband and I have lived at 4002 Ormond Rd. with our three daughters for over 15 years. We have heard of the proposed entrances/ exits from the Masonic Home onto the side roads leading to Chenoweth Lane. We are concerned about the changes this would inflict on our community. This would be a heavy influx of traffic for an already busy two lane street. The Masonic Home gave up previous right of ways to Fenley Avenue and Brownsboro Road. Since then, they have continued to expand despite considering the amount of traffic they are generating with this expansion. We are concerned about the effects on traffic at Chenoweth Lane and also with possible increased taxes which could be needed to widen Chenoweth Lane for such a large amount of traffic. We understand these taxes would be incurred by St. Matthews which does not seem fair. This change would affect the entire neighborhood feel of our street with relation to traffic. We know that there are other options available instead of accessing four streets off of Chenoweth Lane. We feel that the Masonic Home is not considering the impact this would have on traffic for our community as well as our property value. Please look at other options for increasing their available traffic patterns rather than increasing our traffic to roads that cannot handle such an increase.

Thank you for your consideration,
Brenda and Ken Boling
4002 Ormond Rd.
Louisville, Ky. 40207
896-6757

Brown, Christopher

From: Bruce Stitt <BStitt@gskentuckiana.org>
Sent: Monday, June 30, 2014 2:14 PM
To: Brown, Christopher
Subject: FW: Opposition to proposal #14MOD1000

From: Bruce Stitt
Sent: Monday, June 30, 2014 2:13 PM
To: 'ProtectChenowethCorridor@gmail.com'
Subject: Opposition to proposal #14MOD1000

I oppose this proposition due to the increased traffic it will produce in an already overcrowded area.....J. Bruce Stitt.....3919 Leland Rd.....Louisville Ky. 40207.

Brown, Christopher

From: Bruce Stitt <BStitt@gskentuckiana.org>
Sent: Monday, June 30, 2014 2:57 PM
To: Brown, Christopher
Subject: Opposed to Proposal # 14MOD1000

I oppose this proposition due to the increased traffic it will produce in an already overcrowded area.....J. Bruce Stitt.....3919 Leland Rd.....Louisville Ky. 40207

Brown, Christopher

From: Beth Brown <beth@bethbrown.com>
Sent: Monday, June 30, 2014 2:39 PM
To: Brown, Christopher
Subject: #14MOD1000

Dear Mr. Brown,

I am a new resident on Washington Square. After looking for months, I was delighted to find the perfect condo, in the perfect neighborhood, on the perfect street. I believed my investment to be sound.

I was shocked to learn Masonic Homes of Kentucky is working with the city in an attempt to open my street to through traffic. I am very concerned about the negative effects this change may have on my property value and the traffic in an already very congested area. This is a huge disappointment. It is even more disappointing now that I am aware of Binding Element #3 protecting my street against such traffic.

PLEASE do not let this happen. I would never have purchased this property, if I had known of this situation.

Thanks for listening and for maintaining Binding Element #3.

Most sincerely,
Beth Ann Brown
3831 Washington Square #3
Louisville, KY 40207

Brown, Christopher

From: Nick Kiefer <nickrkiefer@gmail.com>
Sent: Monday, June 30, 2014 10:08 AM
To: Brown, Christopher
Subject: Case #14OD1000

Hi - I am writing to express my concern over this case to open the Masonic Homes to Chenoweth Lane. I've lived three blocks from Chenoweth Lane for 5 years, and the traffic has already become extremely heavy and congested, especially for a two-lane road. It can be difficult to turn left, both going into and out of my neighborhood. For safety, I strongly oppose the plan to create access for the Masonic Homes to Chenoweth Lane. I also feel that this will begin to ruin the well-balanced, quiet area of St. Matthews which is the reason I chose to purchase a house there, and which defines St. Matthews. Thank you.

Nick Kiefer
316 Sprite Road
Louisville, KY 40207

Brown, Christopher

From: dasmith111@yahoo.com
Sent: Monday, June 30, 2014 7:47 AM
To: Brown, Christopher
Subject: Case #14MOD1000

Good morning!

I would like to oppose the Masonic Homes request of approval to create a gated access to it's St Matthews campus through Elmwood Ave., Washington Square, Leland and Ormond Roads with connectivity to Chenoweth Lane. Chenoweth is already a busy street. This will affect my quality of life, decrease property value and increase challenges of safety!

Thanks!

David Smith
3904 Brownsboro Road
Louisville KY 40207

Brown, Christopher

From: Ed Farmer <edtfarmer@gmail.com>
Sent: Sunday, June 29, 2014 5:12 PM
To: Brown, Christopher
Subject: Masonic Homes Proposed Plan

I am very much opposed to their expansion plan. I believe this will affect my quality of life and impact our property values negatively. Additional, it will pose safety issues by increasing traffic to an already crowded Chenoweth Lane. Please do not allow this . Thank you.

Sent from my iPad

Brown, Christopher

From: Pat Vaughn <pat.vaughn202@gmail.com>
Sent: Sunday, June 29, 2014 1:09 PM
To: Brown, Christopher
Subject: Re: CASE # 14MOD1000 - No added Chenoweth Lane Corridor

Please note the case number is 14MOD1000. The subject in the previous email from me showed an incorrect case number. Thank you.
Patricia Vaughn

On Jun 29, 2014 12:38 PM, "Pat Vaughn" <pat.vaughn202@gmail.com> wrote:

Dear Mr. Brown,

As a resident of a Chenoweth Lane neighborhood, I want to ask your support in blocking the request of Masonic Homes to access corridor traffic passages through additional small, narrow streets to Chenoweth Lane. (CASE #14MOD1000) This street is already extremely busy and the added traffic will place not only an added burden on the family areas involved, but also remove the neighborhood quality of life that we have all come to appreciate. The danger to children, bicyclists and walkers, the immense traffic delays, the huge burden to the small streets themselves, added auto emissions only compound the issue. The greatest problem that arises is that the level of neighborhood family and personal life in this St. Matthews area will be hugely diminished....all for convenience.

I appreciate your consideration of these reasons above, and ask you deny/block this proposal, insisting that the binding elements of the original plan be upheld, thus protecting the neighborhood attributes for which Louisville is known.

Respectfully,

Patricia A. Vaughn
202 Colonial Drive
40207

Brown, Christopher

From: Pat Vaughn <pat.vaughn202@gmail.com>
Sent: Sunday, June 29, 2014 1:09 PM
To: Brown, Christopher
Subject: Re: CASE # 14MOD1000 - No added Chenoweth Lane Corridor

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I appreciate your consideration of these reasons above, and ask you deny/block this proposal, insisting that the binding elements of the original plan be upheld, thus protecting the neighborhood attributes for which Louisville is known.

Respectfully,

Patricia A. Vaughn
202 Colonial Drive
40207

Brown, Christopher

From: klaajz@twc.com
Sent: Sunday, June 29, 2014 10:34 AM
To: Brown, Christopher
Subject: chenoweth corridor

THIS LETTER IS TO INFORM YOU THAT I AM OPPOSED TO OPENING STREET ACSESS TO THE MASONIC HOMES FROM CHENOWETH LN. .I LIVE HERE BECAUSE OF THE QUIET THAT IS LIMITED TRAFFIC ON LELAND RD. IT ALLOWS ME , MY FAMILY,GRANDCHILD, AND MANY OTHERS THE PEACE AND SAFETY OF WALKING AND ENJOYING THE PLACE I LIVE. THANK YOU, KEITH OTT,3820 LELAND RD. , LOU., KY. 40207 502-618-1097

Brown, Christopher

From: Judy Edwards <jsedwrds@yahoo.com>
Sent: Sunday, June 29, 2014 9:01 AM
To: Brown, Christopher
Subject: Re: Case #14MOD1000

Dear Mr. Brown,

I want to register my opinion concerning the opening of 4 streets in my neighborhood to access the Masonic Home for its residents and employees.

I believe this action would have a very detrimental impact on the safety and quality of life of our neighborhood and ultimately affect all of our property values.

My husband and I have lived on the corner of Chenoweth Lane and Brookfield Ave. for 26 years. We have raised our family in a wonderful and safe neighborhood, but have always been concerned about the issues of traffic on Chenoweth Lane. We do not want to see more traffic there and this proposal to open Elmwood Ave., Washington Sq., Leland Ave. and Ormond would cause an enormous increase in traffic at all times of the day.

It is my understanding that Masonic Homes have already dealt with this issue in 1983 and agreed to a set of binding elements concerning their expansion, with one specific agreement that they would not open any of those four streets, (except for emergencies).

Please consider the hundreds of families that would be affected by this proposal and abide by the original agreement that was made.

Thank you,

Judy Edwards
3901 Brookfield Ave.
Louisville, KY 40207
502-608-3161

Brown, Christopher

From: sequinsnflash <sequinsnflash@bellsouth.net>
Sent: Saturday, June 28, 2014 3:49 PM
To: Brown, Christopher
Subject: Masonic Home access to local streets

I have lived at 3836 Ormond Road for 70 years! No, that was not a misprint. My husband and I purchased our "forever home" with \$6,000 cash and moved in with our twenty-three month old daughter on August 21, 1944. Our home was 22 years old when we moved in and began making life plans together. There were only seven houses on the block and a Shetland pony across the street who took up residence as the neighborhood pet.

With the end of World War II, the neighborhood began a transformation. You had to be a veteran to be eligible to purchase a new home on the street. Families began to flock into the area because it was an ideal front porch community. We boasted a small number of houses and a dead end street. The dead end street was the huge selling point because with the Baby Boom in full swing we now had 112 children living on our little bit of heaven.

We were all around the same age and our children grew up like brothers and sisters. When someone needed assistance, the neighbors rallied around and supplied babysitting services, meals and cleaning duty to get that family over the hump. When a tragedy occurred, I would collect money, organize the bereavement meal and send flowers. The neighbors would have their special section at the funeral.

We all knew not only our neighbors but their relatives as well. This was before home security systems which no one would have needed--we had each other looking out providing surveillance. Since my house was the second one on the street, everyone had to pass by as they would go about their daily routine. If a car didn't pass our checkpoint for a few days, we knew to inquire about that neighbor.

I realize much has changed in the 70 years since I first stepped foot into my home, but some things are universal. Children need a safe place in which to nurture and grow. Our kids played kickball on the street and played catchers until dark in the yards. We never had to worry about traffic because everyone turning into our street had a vested interest in the safety and well-being of all it's inhabitants.

Our children who went to Chenoweth Elementary would walk to the end of the street and enter the gate onto the Masonic Home property then walk along the sidewalk until they reached school--never having to cross a busy street. Suddenly, the gate was locked and the children no longer had access. Masonic Home was concerned about children littering their property. The gate with auto access on Washington Street was also bolted shut. It seems as if Masonic Home is not interested in being a good neighbor--they are only interested in what will maximize their ability to profit from their expansions.

The police have indicated to me a dead end street is safest not only because of traffic but also because persons interested in committing a crime need multiple points of egress to minimize their chance of being caught. I am currently 92 years old and have recently resorted to using a walker. Since my house is the second one from Chenoweth Lane all traffic coming into the street passes by my residence. Increased traffic does not bode well for any person with mobility issues. Property values will decline and there simple will be no advantage for opening up our little street. There is no room for sidewalks and persons have had to build aprons onto the front of their area just to accommodate personal vehicles since most of our garages were built when a single family car was the norm.

I believe in being a good neighbor as I have demonstrated for over seven decades. I practice what I preach. With every decision in life there must be a give-and-take process. There is no give with this request--only take. My wish is to live out my days in my home surrounded by memories from a lifetime lived in community with my cherished neighbors. There is change which we all must face because it brings improvement in the quality of life--then there is change which reaps rewards for one side while the

Brown, Christopher

From: kh.burkholder@twc.com
Sent: Saturday, June 28, 2014 11:43 AM
To: Brown, Christopher
Subject: Case #14MOD1000

I am writing to oppose Case #14MOD1000.

This proposal benefits no one except Masonic Home, who knowingly and willingly relinquished their access to Brownsboro Rd and Fenley.

If this case is passed, traffic will increase to dangerous levels, peaceful quiet neighbors will vanish and property values will plummet. To benefit Masonic Home? They do not pay my property taxes and should not have this much impact on my or other neighbors' quality of life.

Katie H Burkholder
3706 Napanee Rd
Louisville KY 40207

Brown, Christopher

From: Carla McMillin <cjmbreathe@gmail.com>
Sent: Friday, June 27, 2014 5:36 PM
To: Brown, Christopher
Subject: Regarding case #14MOD1000

I am so concerned about the Masonic Homes impending proposal for several reasons.

It will adversely affect the lives of many of our Louisville citizens and neighbors. Living in a quiet, friendly, neighborhood is something we all cherish.

That would no longer be the case for many of us living in the St. Matthews streets that would forever lose their quiet neighborly climate once so much additional traffic flow is allowed to enter those streets. The noise pollution, exhaust pollution and congestion that this proposal allows would negatively affect the residences involved.

Safety is also a very important issue. More traffic on these quiet streets will increase the likelihood of unsafe conditions for children, pedestrians and even motorists.

Dealing with a corporation such as the Masonic Home is difficult....but, if the people promoting this proposal , who work at Masonic Home, were to be asked,

"What if this were happening to your neighborhood, to your street."

"Did you choose to live where you do right now because it is heavily trafficked, noisy, unsafe."

"If you were in the market to purchase a home, would you choose one on a deadend, quiet neighborhood or one used for potentially high traffic?"

That's what you are so cavalierly asking of these people whose lifestyle and property values you are choosing to devalue forever. Is your wish for the minor convenience of getting to and from work a few minutes faster this important to you?

If the streets are opened, more than employees will eventually opt for a "shortcut" through the now relatively quiet traffic of the Masonic Home. They will choose to the post office and even to avoid a stoplight or what has become unbearably heavy traffic intersection at Shelbyville Road and Breckinridge.

Please reconsider such a proposal in the best interest of many Louisville residents who enjoy their quiet, friendly neighborhoods.

Thank you,

Carla McMillin
908 Windsong Place
Louisville, Ky 40207

Brown, Christopher

From: Mark Gerstle <mjgerstle@gmail.com>
Sent: Thursday, June 26, 2014 2:44 PM
To: Brown, Christopher
Subject: Re:Case #14MOD1000 Masonic Home proposal

Mr. Brown,

I'm OPPOSED to the Masonic Home request for Chenoweth Lane access. I live on Gilman Avenue and I already experience the cut-through traffic problem when Massie avenue is backed up. I grew up on the 4000 block of Elmwood avenue and always envied the solitude of the closed nature of the 3800 block that was next to Masonic home. I think it's a huge disservice to the neighborhood to allow this.

Thank you,

Mark Gerstle
3952 Gilman Avenue
Louisville, KY 40207
502-432-7692

Brown, Christopher

From: Gay Ellison <gay.ellison@att.net>
Sent: Thursday, June 26, 2014 3:03 PM
To: Brown, Christopher
Subject: Petition Case #14MOD1000

Hello,

Our neighborhood is very much against allowing the Masonic Homes to expand its access to its campus via several local streets, which will exponentially increase 1) danger levels for bicyclists & pedestrians, and 2) traffic on Chenoweth Lane. Chenoweth Lane traffic is already very heavy and it - as well as some of the side streets - will all become a virtual "parking lot" should Masonic Homes' re-zoning request be approved. The proposed access will make our streets less safe and compromise our quality of life & our property values.....

Why should our neighborhoods suffer all of these negative effects for the convenience of Masonic Homes, which is trying (again, apparently) to renegotiate the terms of its original agreement?

Please consider this to be my signature on Petition Case #14MOD1000

Thanks Very Much

Gay Ellison

Gabrielle S. Ellison
300 Lotis Way
Louisville, KY 40207
Home: 873-5358
Cell: 689-6829

Brown, Christopher

From: bill <billybay1@outlook.com>
Sent: Thursday, June 26, 2014 3:30 PM
To: Brown, Christopher
Subject: Case #14MOD1000

Good day,

To whom this may concern,

Let it be know that I an vehemently opposed to Masonic Home having access to Chenoweth lane for all of the obvious reasons being stated by others. In addition, Masonic Home is under poor leadership and apparently has total disrespect for previous legal binding agreements.

If granted this request, when and where will Masonic Home stop? Probably never, knowing that they can commit and agree to something now and know that they do not and will have to keep their word.

The precedent will be set to where all they will need to do is cry and ask for a new decision. Unfortunately, life doesn't work like that. It is time that David has a victory and that would be the ordinary person who wants to protect the neighborhood from crime and keep our children and elderly out of harms way. Not to mention the congestion on Chenoweth lane.

Thank you.

Brown, Christopher

From: Susan Mercke <smercke@icloud.com>
Sent: Wednesday, June 25, 2014 6:03 PM
To: Brown, Christopher
Subject: Re: Case #14MOD1000

Mr. Brown,

This is to inform you of my vehement opposition to Case #14MOD1000. It is a travesty that the residents of St. Matthews and surrounding municipalities will suffer from the poor decisions made by the Masonic Home over the years.

This request is for reasons of safety for our senior residents, school children and traffic congestion on Chenoweth Lane and Brownsboro Rd. For your information, current traffic problems are exacerbated by the location of Holy Trinity School on the east side of Chenoweth Ln. and Chenoweth School on the south side of Brownsboro Rd.

It is incumbent on the Masonic Homes of Kentucky, Inc. to identify and finance an alternative to the inadequate solution proposed. Difficulties with egress and ingress to their property is the fault of their own poor decisions when they surrendered their access rights to Brownsboro Rd. and Finley Avenue. Repeated requests from LMH, Inc. granted by Louisville Planning and Zoning Commission were approved under the condition that Masonic Homes of Kentucky, Inc. would not come back seeking access to these neighborhood roads.

Has another entrance over the railroad tracks off of Frankfort Avenue been considered at their expense?

I urge you not to be influenced by the political sway of Masonic Homes of Kentucky, Inc. and base your decision on the best interest of our local home owners and citizens.

Regards,
Susan Mercke
3934 Druid Hills Rd.
Louisville, KY 40207
smercke@icloud.com

Brown, Christopher

From: Overdyk Family <overfam@twc.com>
Sent: Wednesday, June 25, 2014 7:59 PM
To: Brown, Christopher
Subject: Re: Case#14MOD1000

Opposed to the proposal to create access to Masonic Homes through the streets of Elmwood, Washington Sq, Leland and Ormond.

Thank you,
Karla Overdyk
3931 Kennison Avenue
Louisville, KY 40207

Brown, Christopher

From: Roberta Dickson <rmddickson@bellsouth.net>
Sent: Wednesday, June 25, 2014 3:34 PM
To: Brown, Christopher
Subject: Opening Washington Square

I am Roberta Dickson and live at 3833 Washington Square #2, Louisville, Ky. 40207-1938.

Reference # 14MOD1000

1. Washington Square is a street in which most residents are Senior Citizens, with some degree of hearing loss and who walk along the street. Increased traffic would be a great safety hazard to their health and welfare.
2. Opening the street to the Masonic Home, would decrease property values because one of the main attractions to this neighborhood is a dead end street.
3. Chenoweth Lane is a very busy corridor between US 42 and St. Matthews. Often traffic is backed up 3-4 blocks when a train is crossing. Any added traffic would be at US 42 during this time. During rush hours it is several minutes before a car can exit onto Chenoweth Lane now--any more traffic would make it impossible to exit at these times.

I am opposed to any opening of Washington Square to the Masonic Home.
Please carefully consider this request.

Roberta Dickson

Brown, Christopher

From: Barth Deans <bcdeans1@yahoo.com>
Sent: Wednesday, July 16, 2014 12:14 PM
To: Brown, Christopher
Subject: Case #14MOD1000

As a resident on Chenoweth Lane in St Matthews, I am very much opposed to creating access to the Masonic Campus through Elmwood Ave., Washington Square, Leland and Omwood Roads with connectivity to Chenoweth Lane for the exclusive use of its hundreds of residents and employees.

If approved, the plan will increase traffic on Chenoweth Lane and create unsafe conditions for motorists, pedestrians, bicyclists, children, and others that depend on safe streets. It could cause the widening of Chenoweth Lane which would no doubt adversely affect the value of our property.

Bartha C Deans, Jr
272 Chenoweth Lane
Louisville, KY 40207

Brown, Christopher

From: Rosemary Deans <rrdeans12@gmail.com>
Sent: Wednesday, July 16, 2014 11:12 AM
To: Brown, Christopher
Subject: RE: Case number 14MOD1000

In reference to case number 14MOD1000:

As a homeowner on Chenoweth Lane, I strongly object to the the proposed creating of a gated access to Masonic Campus through Elmwood Ave., Washington Square, Leland and Ormond Rd with connectivity to Chenoweth Lane for the exclusive use of it's 100's of residents and employees.

It will absolutely create increased traffic along Chenoweth Lane, it's intersections and result in unsafe conditions. This increased traffic will no doubt result in widening Chenoweth Lane which would not only ruin the aesthetic value, but would most definitely have an adverse impact on the value of our property.

Rosemary Deans
272 Chenoweth Lane
Louisville, KY 40207
502.386.1969

--

Rosemary

Brown, Christopher

From: diunderwood@bellsouth.net
Sent: Tuesday, June 24, 2014 2:42 PM
To: Brown, Christopher
Subject: Fw: Save our St. Matthews Streets & Chenoweth Lane Corridor

On Tuesday, June 24, 2014 2:39 PM, "diunderwood@bellsouth.net" <diunderwood@bellsouth.net> wrote:

Please see below

On Tuesday, June 24, 2014 2:32 PM, "diunderwood@bellsouth.net" <diunderwood@bellsouth.net> wrote:

Dear Mr. Brown,

I am writing to you about the proposal that is suppose to take place on Ormond Road to the Masonic Home. I am totally not for it and so are my neighbors. There really is no positive way this will be good for our neighborhood or for the people who live on the other streets nearby. I want to tell you one of the reasons I moved to St. Matthews from Crescent Hill. I really love our street and like the way it is safe for our children. By putting more cars on our street the traffic will be non stop! We do not need this for our children and families. We have a mix of older and younger on our street. I love our neighbors and we have been here for 8 years. Also, the Masonic home has a front entrance for employees and visitors (just make another one on Frankfort Avenue). I have entered there many of times. It is not a big deal. My daughter had volunteered at the Masonic Home lots of times over the years. And we have been to many events at the Olmstead. This is really not a good idea anyway you try to make it one. I would think since their are lots of older people at the Masonic home that they would have the respect of the older people who have lived on our streets as well

Thank you for your time
Dlane and Don Underwood
3832 Ormond Road
Louisville KY 40207 Reference case #14MOD1000

Brown, Christopher

From: Beth Wolf <bwolf@nglantz.com>
Sent: Tuesday, June 24, 2014 12:17 PM
To: Brown, Christopher
Subject: Opposition to Masonic Home Porposal - Chenoweth Ln

Dear Christopher,

Please note that Jim McQueen and Beth Wolf homeowners who reside at 3911 Druid Hills Rd, totally oppose the Masonic Home request of the Metro Planning Commission to create gated access to its campus via the neighborhoods with connectivity to Chenoweth Ln.

Please make sure our signing the petition to stop it is recognized with both of our names.

Thank you,

Beth Wolf

Jim McQueen

Beth Wolf
Director of Marketing

N. Glantz & Son, LLC
2501 Constant Comment Place
Louisville, KY 40299
Tel: 502.855.7943
Fax: 502.855.7942
www.nglantz.com

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Brown, Christopher

From: Karen Koch <karenmkoch@hotmail.com>
Sent: Monday, June 23, 2014 10:11 AM
To: Brown, Christopher
Subject: #14MOD1000

Dear Mr. Brown,

I am writing in reference to case #14MOD1000 regarding the Masonic Homes proposal to open side streets connected to Chenoweth Lane for their employees to have additional access to the grounds. As a resident and commissioner of the City of Bellewood I am totally opposed to this as a safety issue.

I regularly walk my dogs on these streets and there are no sidewalks. Many residents park their cars there which limits the walkers and drivers visibility. We do not need more traffic on these streets. This increase in traffic will also affect the safety on Chenoweth Lane for drivers, walkers and cyclists.

I urge you to consider our safety and deny Masonic Homes' proposal.

Thank you for your consideration.

Sincerely yours,

Karen Koch
3912 Elmwood Avenue
Louisville, KY 40207

Brown, Christopher

From: Marge <mzwarden@hotmail.com>
Sent: Tuesday, June 24, 2014 8:17 AM
To: Brown, Christopher
Subject: re: Masonic Home traffic

The Masonic Home's request to pour more traffic on to Chenoweth Lane will create problems for all who reside on the side streets. I suggest the following be considered:

1. Do not issue building permits in areas that have such limited access before traffic concerns are worked through.
2. The Masonic Home should obtain another exit on to Frankfort Avenue, yes, another RR crossing.
3. Chenoweth Lane already carries heavy traffic during peak hours and often gets backed up a half mile when trains pass through. Should there be more traffic added?
4. What impact would additional traffic have for emergency vehicles?

I appreciate your consideration of my thoughts on this situation. Marjorie Warden, 265 Leland Court.

Brown, Christopher

From: kayandjeff@twc.com
Sent: Monday, June 23, 2014 6:32 PM
To: Brown, Christopher

Dear Mr. Brown,

This email is being sent to you to express my opposition about giving the Masonic Homes access through Elmwood Ave; Washington Square; Leland and Ormond Rds to Chenoweth Lane. I am concerned that the increased traffic through these residential areas will reduce the safety on these roads. The roads in these neighborhoods do not have sidewalks; many residents are elderly and there is street parking. Increased traffic would also reduce the feel of privacy and raise noise pollution caused by trucks etc. As a taxpayer, I will be responsible for the upkeep of these roads used by the Masonic Homes, not the Masonic Homes.

I feel we have a right to keep our neighborhood a quiet, private place with only vehicles traveling to the residences. These roads were never intended to be service or public roads. Please help us as we try to maintain our community.

Thank-you-
Noel K Gilbert
3916 Elmwood Ave.
Louisville, KY 40207

Brown, Christopher

From: kayandjeff@twc.com
Sent: Monday, June 23, 2014 6:21 PM
To: Brown, Christopher

To: Mr. Christopher Brown

I would like to express my opposition to giving the Masonic Homes access through Elmwood Ave; Washington Square; Leland and Ormond Rds to Chenoweth Lane. I am concerned that the increased traffic through these residential areas will reduce the safety on these roads. The roads in these neighborhoods do not have sidewalks; many residents are elderly and there is street parking. Increased traffic would also reduce the feel of privacy and raise noise pollution caused by trucks etc. As a taxpayer, I will be responsible for the upkeep of these roads used by the Masonic Homes, not the Masonic Homes. I feel we have a right to keep our neighborhood a quiet, private place with only vehicles traveling to the residences. These roads were never intended to be service or public roads. Please help us as we try to maintain our community.

Thank-you-
Jeffery O. Gilbert
3916 Elmwood Ave.
Louisville, KY 40207

Brown, Christopher

From: Dana Lindley <lindleydanaw@gmail.com>
Sent: Sunday, June 22, 2014 6:06 PM
To: Brown, Christopher
Subject: Masonic Homes and Chenoweth

I live at 301 Sprite Rd.

I am very concerned about the Masonic Home plan to open Elmwood, Washington Square, Leland and Ormond to their campus for their residents and staff to use to exit their campus.

Those are narrow streets with family homes on each side. Those roads are not adequate to handle the traffic that would result if Masonic residents and staff used them routinely.

And Chenoweth, which already has too much traffic, will be impassible with that many more cars added to the daily total.

Please do not allow Masonic Homes to destroy the quality and safety of our neighborhoods by adding to our traffic concerns. I understand they need a second exit, but they must use their resources to find a solution that will not destroy our neighborhoods.

Dana Lindley

--

502-526-3460

Brown, Christopher

From: Lisa Thompson <lisa_thompson2569@yahoo.com>
Sent: Saturday, June 21, 2014 5:42 PM
To: Brown, Christopher
Subject: Case #14MOD100

June 21, 2014

Dear Metro Planning and Design Board,

My name is Lisa Thompson. I live at 3812 Washington Square #4, Louisville, KY 40207. I am emailing you in reference to Case #14MOD1000.

I wish to file my strong opposition to the Masonic Homes of KY Inc seeking approval from Metro Planning Commission to create gated access to its St Matthews campus through Elmwood Ave., Washington Square, Leland and Ormand Roads with connectivity to Chenoweth Lane for the exclusive use of its hundred of residents and employees.

I strongly oppose the Mason Homes' proposed plan to create gated access to its St Matthews campus through our quite dead end streets because it would increase traffic by many hundreds of cars at all hours of the day on Chenoweth Lane and these four streets, and that number will increase as Mason Homes continues to expand its campus. This may be a convenience for Masonic Homes, but it will be an **unreasonable burden with no benefit for the surrounding neighborhood in which I live.**

We shouldn't be forced to bear the burden for the Masonic Homes decisions to rezone and increase the density of their campus and later surrender their access rights to their additional entries to Brownsboro Road and Fenley Avenue when they sold their lands.

Again, I strongly oppose the Masonic Homes' proposed plan to create gated access to its St Matthews campus through Elmwood Ave., Washington Square, Leland and Ormand Roads with connectivity to Chenoweth Lane because:

*The increased traffic would forever **disrupt our neighborhoods quality of life** by negatively affecting our peace and quiet

*It would **negatively impact our property values** as our peaceful streets will be taken away

*It would **pose safety hazards** by drastically increasing traffic to already overcrowded Chenoweth Lane. Our quiet, small dead end streets were never intended for the increased traffic and activity being proposed by Masonic Homes.

Thank you for your time and consideration.

Lisa Thompson
3812 Washington Square #4
Louisville, KY 40207

Brown, Christopher

From: MMHDEB@aol.com
Sent: Wednesday, June 18, 2014 8:19 AM
To: Brown, Christopher
Subject: 14MOD1000 Masonic Homes

To: Planning and Zoning Commission

Re: Case # 14MOD1000

June 18, 2014

My husband and I have lived at 3833 Washington Square, # 3, for almost 20 years. During this time we have had many encounters with the Masonic Homes and the requests to change the 1983 legal binding agreement that prevents them from having access to Napanee, Ormond, and Leland Roads and Elmwood Avenue with emergency provision to Washington Square.

From our history dealing with the Masonic Homes(MH), we feel they are not always honest and truthful. They give misleading information, and often omit information, and have at times showed blatant disregard for the law—permits, blocking of a public alley, the 1983 binding element.

When the MH sold property for 5.1 million dollars in 1988 they gave up their access to Brownsboro Road. Why should we pay for their mistake and not planning for the future?

In the fall of 1998 the Olmsted opened without being rezoned from residential to commercial, mainly because Crescent Hill objected to a rezoning change. The Board of Aldermen stepped in and allowed the Olmsted to operate as a commercial enterprise in a residential area, but provided guidelines for use. Have these guidelines been followed?

In August, 1999, Washington Square residents became aware that MH wanted access to our street. We began having meetings, and concerns were expressed about the appearance of the MH property, their violation of laws and zoning changes. In 2002 residents were being told by "Sue" at the post office on MH property that the gate to the MH was being moved and would be opened for easier access. During 2002 Washington Square residents began having "problems" with the MH as the MH was trying to do what they wanted in relation to the "binding element". We began vigilantly watching the gate, as it was being opened by the MH for trucks and other cars. We contacted Sally Bowers, who admitted the "mistake" and that the gate would be closed. The MH would do what they wanted to, then apologize. Also during this time we saw many people driving through with "gate cards". When I stopped and asked people how they were being allowed to go through the gate, I was told the MH was selling "cards" to MH residents. One woman told me she was using her mother's card as it was easier for her to cut through the MH to

get her daughter to Sacred Heart. Again we contacted the MH, again they apologized, and cards were rescinded.

At one meeting in August, 2002, at the MH, I asked "Does the MH own any property on Elmwood?" The answer from MH was an emphatic NO when in fact we had proof that they did own houses (and I believe still do.) At a meeting with the MH, my husband, who is an Interior Designer, and reads plans daily, saw some plans for the MH which showed future development. At the next meeting, when my husband asked about these plans he was told there were no such plans, and he must be mistaken. Again, MH misrepresenting information. At another meeting with MH we were told we could have input on selection of fencing, lighting, and landscaping at the end of Washington Square. The MH never followed through on these promises. There were many meetings with the MH regarding the binding element during this time. I know a meeting on Sept. 4, 2002, was tape recorded as representatives from Washington Square met with Mr. Buckaway and Mr. Leis.

We believe the MH has not always got the legal permits and variances before proceeding with changes on their property. I know in January, 2003, a notice of violation and order to stop use was issued to the MH.

From our history with dealing with the MH we have found that we can not trust them. We would like to see a comprehensive, detailed plan of their property, which I think is a reasonable request. What is the master plan for future development?

My husband and I are united with our neighbors as well as the St. Matthews City Council in opposing the poorly planned proposal by the Masonic Homes to seek access to Chenoweth Lane.

Deborah A. Hoskins

Michael M. Hoskins, CID

3833 Washington Square # 3
Louisville KY 40207

Brown, Christopher

From: R.E. Flint <rufusofsky@yahoo.com>
Sent: Sunday, June 15, 2014 3:23 PM
To: Brown, Christopher
Subject: Opposition to 14MOD1000

From: Ruth Ellen Flint
3819 Ormond Road
Louisville KY 40207
(502) 550-0884

RE: 14MOD1000, Amendment to Binding Element, Masonic Homes of Kentucky

I oppose this Amendment to Binding Element for the following reasons:

Emergency vehicles employing Chenoweth Lane to go anywhere in St. Matthews will be stuck on Chenoweth Lane because of the greatly increased traffic.

Going around the traffic will not be an option for the emergency responders because there are deep, steep drainage ditches on both sides of Chenoweth, sometimes on both sides at once. No fire apparatus could use these ditches; the apparatus would tip over. The EMS would not be able to use them either. Fences and poles are also obstacles to these vehicles.

Fire risk for all four of the streets proposed exits/entrances will greatly increase.

For example, the 3800 block of Ormond Road is only one short block. At shift change time at the Masonic Home, entering vehicles will easily stack up and fill up the street all the way back to Chenoweth Lane. Emergency vehicles such as fire apparatus will be caught in this line of traffic and will not be able to make it to the end of the block in a timely fashion. Many trees, bushes and berms close to the street would be obstacles.

In addition:

There are no sidewalks on the 3800 block of Ormond Road. Children regularly play in the street and elderly people walk there because there is no other option and we all look out for each other.

Drainage is poor, and significant upgrade of both the roadway and the MSD sewers would be required to withstand the increased traffic.

My parents bought a home on this street because it was quiet and safe. No such conditions will exist if the Masonic Home succeeds in trying to undo its mistake in selling off the land now known as Mockingbird Gardens. The binding agreement was supposed to be binding.

Brown, Christopher

From: John Stonebraker <j4stone@att.net>
Sent: Saturday, June 14, 2014 3:12 PM
To: Brown, Christopher
Subject: Case #14MOD1000

Christopher,

I'm writing you in regards to the proposal to amend the existing binding element #3 of the Masonic Home property. The binding element states:

"There shall be no access to this site from Napanee, Ormond, and Leland Roads and Elmwood Avenue. In the event of an emergency Washington Square will provide access to the site. Washington Square will not be used for access except in emergency and safety situations and during the annual Masonic Picnic."

This was approved by the Planning Commission on July 21, 1983 as part of the binding elements for the Masonic Home property under Docket 9-19-83 when the property was rezoned from R-1 and R-5 to R-5A.

My wife and I moved to Ormond Road in August 2001. We chose to move here because it is a quiet, beautiful 15' wide dead end street. What Masonic Home is proposing would ruin our beautiful neighborhood. Regardless of what Masonic Home says, granting them access would adversely affect our property values and quality of life. Make no mistake, what they are proposing is not for safety, but rather for convenience. What is convenient for Masonic Home is most inconvenient for the residents of Ormond Road.

Do not take my word or Masonic Home's. I ask that you come visit our neighborhood before the hearing on July 28 and meet with me and my neighbors. Then ask yourself how you would feel if you lived on Ormond Road. Would you want your quality of life adversely affected? Would you want your property value adversely affected? Would you want your quiet safe street overwhelmed with traffic at all hours of the day and night? Would you want traffic increased on an already overcrowded Chenoweth Lane? If you were my neighbor, would you approve and side with Masonic Home?

I implore you to reject Masonic Home, have them abide by the binding element, and side with tax paying residents living on Ormond and Leland Roads, Washington Square, and Elmwood Avenue.

Respectfully,
John Stonebraker