

August 1, 2019

To: Louisville Metro Planning and Design Services
Planning Commission

Re: 107 N. Jane Street
Case Number 18ZONE1075
Change in Zoning from R-5 Single Family Residential
to R-6 Multi Family Residential

I own the property across the alley behind 107 N. Jane Street, which is 104 N Keats Avenue, and am in favor of the zoning change request from R-5 Single Family Residential to R-6 Multi Family Residential.

The mix of types of dwellings is a large part of what makes Clifton a diverse and interesting place. David Coyte has other rental properties in the neighborhood and vets his tenants well. I moved into 104 N Keats in November 2000 and am not aware of his tenants creating any problems.

David Coyte has undertaken many projects which have benefited the neighborhood. I urge to you to support this request so that we can continue to keep Clifton unique.

Lisa Work
104 N Keats Ave
Louisville KY 40206
502-290-0674
502-295-1478

Subject Property: 107 N Jane Street
Case Number: 18ZONE1075

George S. Hoge & Charlotte Caldwell
108 North Jane Street
Louisville, KY 40206

July 11, 2019

Dear Land Development and Transportation Committee:

As a resident of 108 North Jane Street, the proposed change in zoning directly across the street from our home, at 107 North Jane Street, concerns us. While we commend the property owners for renovating the property which is in need of repair, we would ask for the owners to consider the option of remaining as R-5 zoning for 107 North Jane Street.

We believe that the character of our neighborhood, and particularly our historic street, will be jeopardized if the proposed zoning change from R-5 to R-6 is approved. We believe that 107 North Jane Street should remain as R-5 and that a single unit in the front building is the most appropriate use for this structure, as outlined in the Traditional Neighborhood Form District. We feel this property is not fit for 3 units, and that remaining at R-5, with the option for the residents to add another unit above the garage, is the best option for this property moving forward.

We would welcome the opportunity to have a parking study conducted on North Jane Street in order to best understand the parking challenges faced by Jane Street residents. Jane Street runs perpendicular to the popular Frankfort Avenue, therefore, on evenings and weekends, Jane Street is used by Frankfort Avenue patrons as a parking spot. Additionally, many employees of Frankfort Avenue businesses utilize Jane Street for their own daily parking during their shifts. Parking is already a challenge with 107 as vacant lot, and adding 3 units to that property would only increase this challenge. Since Jane Street connects Brownsboro Road and Frankfort Avenue, there is a high amount of pedestrian, bike, and car traffic. Adding more cars to this street would cause congestion and would be a threat to the safety of our neighbors, especially those neighbors with young children.

We are a young family who look forward to spending the rest of our life growing a family on Jane Street, and we think that the best zoning for the future of Jane Street is R-5.

Thank you for your consideration and we welcome the opportunity to continue this conversation in the best interest of our neighborhood.

Sincerely,

George S. Hoge & Charlotte Caldwell
108 North Jane Street