

## Dock, Joel

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**From:** Leigh Brown <leighbrown57@icloud.com>  
**Sent:** Saturday, August 10, 2019 5:20 PM  
**To:** Dock, Joel  
**Subject:** Rezoning of property at 308 Franck Ave

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi Joel,

I reached out to you and left a message about the rezoning of the property on Franck that is owned by Ryan and Mallory Fagan.

We has a meeting which most everyone was apposed to the rezoning of property.

We live right next door where the proposed house is going to be built. We feel that by doing this is going to create havoc on our structure. These homes were built in 1928 and by digging the foundation could cause structural damage.

We have been living next to a mess on his backyard for almost a year. I will send pictures of that later. The builder that was asked to build the house said if there was structural damage we would have to pay a structural engineer to check it out. And that would come out of our pocket to prove it. He came across that he didn't care and it would be on us to get it figured out.

All Ryan Fagan cares about is the money, he rents his house on Franck on AirBNB.

I know a lot of people do this but it is frowned upon in certain areas. Crescent Hill is an historic area and most people agree that building a new house is not the right thing to do and doesn't enhance Crescent Hill. We will look out our dining room window to a wall of a house

Please respond back and let me know when there is going to be a meeting on this?

Email me back at leighbrown57@gmail.com.

Sincerely

Leigh and Mark Cox  
317 South Galt Ave  
639-6311

Sent from my iPad

## Dock, Joel

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**From:** James Duffy <jlduff3@gmail.com>  
**Sent:** Sunday, May 31, 2020 1:54 PM  
**To:** Dock, Joel  
**Subject:** Letter in Support of Case Number 19-ZONE-0052

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May 31, 2020

Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a resident I recognize the need for good infill development and there is a very small amount of land available to develop. We need to utilize these opportunities when possible and the proposed development compliments the traditional form of the neighborhood.

Rezoning will allow for the development of the underutilized lot on the backside of 308 Franck Avenue into a great home for a great community.

I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Sincerely,

James Duffy  
310 Franck Ave

--

James Duffy  
jlduff3@gmail.com  
502.432.9355

## Dock, Joel

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**From:** John Guthrie <jguthrie@gmail.com>  
**Sent:** Tuesday, June 2, 2020 11:32 AM  
**To:** Dock, Joel  
**Subject:** Letter of Support for 308 Franck Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Dear Board of Zoning and Metro Council:

This letter is in support of Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and to split the lot. As a neighborhood resident (245 Franck Ave) I am invested in seeing Crescent Hill grow and flourish. There are not many development opportunities in Crescent Hill like this one and the project would put property to its best and highest value use.

There are already several properties along the street that split the lots years ago along Galt, so doing so now would seem in line with the neighborhood and street. I appreciate that this process is being followed, and for the opportunity to voice my support. If I were on the other side of the street I'd certainly consider doing the same thing.

Over the past two years, Ryan and Mallory have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill.

Thank you for your time and consideration,

John Guthrie  
245 Franck Ave

## Dock, Joel

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**From:** Jon Sanders <jonsanders@outlook.com>  
**Sent:** Thursday, January 23, 2020 8:23 PM  
**To:** Dock, Joel  
**Subject:** Ryan Fagan

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Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

In this context, rezoning will allow for the development of the underutilized lot on the backside of [308 Franck Avenue](#) in the form of a beautiful home that will add to the vibrant amalgamation of homes in the neighborhood, activate a more vibrant and beautiful street, and serve as a great example for other initiative's in the community.

Over the past two years, Ryan and Mallory Fagan have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Thank you for your time and consideration,

Jon Sanders  
[305 Franck Ave](#)

Sent from my iPad

## Dock, Joel

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**From:** Justin Taylor <jtaylor@keystoneremodel.com>  
**Sent:** Tuesday, January 21, 2020 6:15 PM  
**To:** Dock, Joel  
**Subject:** 308 Franck Ave

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Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

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Over the past two years, Ryan and Mallory Fagan have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Thank you for your time and consideration,

Justin Taylor  
2609 Rowland Avenue

**Justin Taylor**



P.O. Box 4193 | Louisville, KY 40204  
[jtaylor@keystoneremodel.com](mailto:jtaylor@keystoneremodel.com)  
Main | 502.715.1490  
Fax | 502.631.9599

## Dock, Joel

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**From:** Ryan Fagan <rafagan01@gmail.com>  
**Sent:** Wednesday, April 15, 2020 12:42 PM  
**To:** Dutrow, Mark B  
**Cc:** Dock, Joel; Palmer Cole; 🗨️ Casey Sokoler  
**Subject:** Re: Franck Avenue  
**Attachments:** image002.png

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Perfect. I'll let Joel Latto know to remove it. Seems the easiest solution.

Palmer, can you add the mean height to the house drawings and re-send to Joel Latto so we can get this wrapped up?

Thanks,

Ryan

On Wed, Apr 15, 2020, 12:36 PM Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)> wrote:

Ryan,

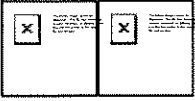
That fee would be approximately \$1,440.

**From:** Ryan Fagan <[rafagan01@gmail.com](mailto:rafagan01@gmail.com)>  
**Sent:** Wednesday, April 15, 2020 11:59 AM  
**To:** Dock, Joel <[Joel.Dock@louisvilleky.gov](mailto:Joel.Dock@louisvilleky.gov)>; Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>  
**Cc:** Palmer Cole <[bentleyconstructionllc@gmail.com](mailto:bentleyconstructionllc@gmail.com)>; 🗨️ Casey Sokoler <[casey@wesellouisville.com](mailto:casey@wesellouisville.com)>  
**Subject:** Re: Franck Avenue

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Joel or Mark,



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## Dock, Joel

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**From:** Lisa Canter <surfsidesis@yahoo.com>  
**Sent:** Wednesday, June 3, 2020 6:16 PM  
**To:** Dock, Joel  
**Subject:** Fw: concerning 308 S. Franck Avenue

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----- Forwarded Message -----

**From:** Lisa Canter <surfsidesis@yahoo.com>  
**To:** joel.doc@louisvilleky.gov <joel.doc@louisvilleky.gov>  
**Sent:** Wednesday, June 3, 2020, 06:12:07 PM EDT  
**Subject:** concerning 308 S. Franck Avenue

Case # 19 zone-0052

Just writing to express my concerns about this case for changing zoning from R5 to R6. I live on S Galt closer to Frankfort Ave.

This is a very high-use street and I believe this request to zoning change is so that a new property can be built. this block of S Galt is high traffic due to the school (busses, parents dropping off and picking up). I've also heard concerns expressed about the potential damage to neighboring houses due to demolition. Houses would be very crammed together and take away from the appearance of the neighborhood.

Thanks you for your time and consideration

Lisa Canter  
127 S. Galt Avenue



## Dock, Joel

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**From:** Matthew Cherrie <matthewcherrie@me.com>  
**Sent:** Friday, January 24, 2020 7:26 AM  
**To:** Dock, Joel  
**Subject:** Support for Ryan and Mallory Fagan at 308 Franck Avenue 40206

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1/24/2020

Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

In this context, rezoning will allow for the development of the underutilized lot on the backside of 308 Franck Avenue in the form of a beautiful home that will add to the vibrant amalgamation of homes in the neighborhood, activate a more vibrant and beautiful street, and serve as a great example for other initiative's in the community.

Over the past two years, Ryan and Mallory Fagan have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Thank you for your time and consideration,

Matthew Cherrie  
304 Franck Avenue  
Louisville, KY 40206

## Dock, Joel

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**From:** Leigh Cox <lcox@willisklein.com>  
**Sent:** Tuesday, June 2, 2020 1:16 PM  
**To:** Dock, Joel  
**Subject:** 19-ZONE-0052

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Hi Joel,

I have been talking with the neighborhood on the rezoning of the property next door. So I know at first Ryan had proposed a house for some couple with mold conditions. I also realize that if he gets that rezoned he could either put a duplex and have it as rental property, not sure how a house will fit on that lot. Are there any new plans on what he is proposing to build?

I have most of the neighbors that are opposing this from happening, it isn't going to benefit the area just Ryan's pocket. There will be some neighbors reaching out to you and some don't have access to a computer. I will be glad to help them in anyway possible. You did mention connection by phone as well on June 11<sup>th</sup> at 1. Does all the communication with everyone get documented? Emails, letters, etc?

Thanks again,

Leigh

Leigh Cox  
Residential Sales  
Willis Klein Showrooms  
4041 Westport Rd  
Louisville, KY 40207  
502-639-6311 cell  
502-899-2020 ext 122 office  
lcox@willisklein.com

## Dock, Joel

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**From:** Leigh Cox <lcox@willisklein.com>  
**Sent:** Thursday, June 4, 2020 8:33 AM  
**To:** Dock, Joel  
**Cc:** kimrmc@gmail.com  
**Subject:** scan (741).pdf  
**Attachments:** scan (741).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Joel,

This letter from Ryan concerns many of us with this rezoning. The parts have been underlined. About the couple, whomever that would be, "Intend" on having a sgl family home. But if rezoned it could be a multifamily duplex that could be rented property for him to make money from.

And the other concern is the lots could be utilized in Other Ways down the road should the owners??? choose to do so. And I'm not sure what he means by that this would be great for the neighborhood but profitable for him, not for the neighbors that he has no concern for. And a broader socioeconomic landscape, what might that be?

Please respond that this will be in the notes for this rezoning meeting on June 11<sup>th</sup>. Hopefully you are keeping all of the responses from the neighborhood.

Kim, do you have anything to add to this email?

Thanks again,

Leigh and Mark Cox

## Dock, Joel

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**From:** Ruth Durbin <rfdurbin2000@yahoo.com>  
**Sent:** Tuesday, June 2, 2020 10:50 PM  
**To:** Dock, Joel  
**Subject:** Fwd: 19-ZONE-0052/comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello:

I am formally submitting comments in writing on this case.

I have concerns over:

1. Traffic congestion that is already heavy due to a) residences and on-street parking on both sides of street (including half a dozen commercial vehicles) b) cut through traffic to/from Grinstead and Frankfort c) School buses (back when there was such a thing). Adding construction vehicles, even temporarily, will make this street very concerning (it is not well-paved also).
2. Old sewers/streets that could be affected by construction methods used to build foundation of proposed home. Louisville has struggled with repairing sewers from the 1800s as well as the 1980s (Grinstead/Stilz collapse).
3. Older homes that could be affected by construction methods used to build foundation of proposed home.

Ruth Durbin  
309 Franck Avenue

Begin forwarded message:

**From:** Ruth Durbin <rfdurbin2000@yahoo.com>  
**Date:** June 2, 2020 at 3:24:50 PM EDT  
**To:** Joel Dock <joel.dock@louisvilleky.gov>  
**Subject:** 19-ZONE-0052

Hi:

I'm sorry to learn your offices sustained damage from the recent protests.

I wanted to speak to you about the case:

1. When comments specify "in writing" does that include e-mail?
2. Is it possible to postpone the hearing? I realize there is an on-line option with the COVID restrictions, but many of my neighbors are not tech friendly. And now with damage I'm not sure any comments they sent via USPS would reach you.

Thanks and let me know your thoughts.

## Dock, Joel

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**From:** Ruth Durbin <rfdurbin2000@yahoo.com>  
**Sent:** Tuesday, June 2, 2020 3:25 PM  
**To:** Dock, Joel  
**Subject:** 19-ZONE-0052

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi:

I'm sorry to learn your offices sustained damage from the recent protests.

I wanted to speak to you about the case:

1. When comments specify "in writing" does that include e-mail?
2. Is it possible to postpone the hearing? I realize there is an on-line option with the COVID restrictions, but many of my neighbors are not tech friendly. And now with damage I'm not sure any comments they sent via USPS would reach you.

Thanks and let me know you thoughts.

Ruth Durbin  
309 Franck Ave  
502 338 2700

## Dock, Joel

---

**From:** Doris Engstrom <doris.engstrom@yahoo.com>  
**Sent:** Friday, January 24, 2020 7:24 AM  
**To:** Dock, Joel  
**Subject:** Support for Ryan and Mallory Fagan at 308 Franck Avenue 40206

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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1/24/2020

Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

In this context, rezoning will allow for the development of the underutilized lot on the backside of 308 Franck Avenue in the form of a beautiful home that will add to the vibrant amalgamation of homes in the neighborhood, activate a more vibrant and beautiful street, and serve as a great example for other initiative's in the community.

Over the past two years, Ryan and Mallory Fagan have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Thank you for your time and consideration,

Doris Engstrom  
304 Franck Avenue  
Louisville, KY 40206

## Dock, Joel

---

**From:** John Jenkins <john@jenkinsplbg.com>  
**Sent:** Wednesday, January 22, 2020 2:03 PM  
**To:** Dock, Joel  
**Subject:** 308 Franck

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**Dear Board of Zoning and Metro Council:**

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

In this context, rezoning will allow for the development of the underutilized lot on the backside of 308 Franck Avenue in the form of a beautiful home that will add to the vibrant amalgamation of homes in the neighborhood, activate a more vibrant and beautiful street, and serve as a great example for other initiative's in the community.

Over the past two years, Ryan and Mallory Fagan have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Thank you for your time and consideration,

John/Kelly Jenkins

320 Franck Avenue

## Dock, Joel

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**From:** Matthew Lugo <matthewlugo1991@gmail.com>  
**Sent:** Tuesday, June 2, 2020 10:09 AM  
**To:** Dock, Joel  
**Subject:** 19-ZONE-0052 : 308 S. Franck Avenue

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Hello Joel,

This is Matthew Lugo, I'm on property 319 S Galt ave. I wanted to point out that it's been my understanding that the damage to the foundation of some homes in the block has been caused by prior digging and constructing on the complex/townhome/rental properties down the road. I am very concerned with the potential issues some or most of us could face with the plans for property 308 S. Franck Avenue, after the vibrations in digging and what ever might be used to complete the build may effect and damage the foundation of the properties around it. This is an old historic neighborhood and the idea of damage done to the homes around isn't a reach.

I would imagine a civil engineer would look at the potential damage that could be done by doing this form of construction on this property?

Thank you,

Matthew Lugo  
[matthew1991@gmail.com](mailto:matthew1991@gmail.com)  
(502) 510-8951



## Dock, Joel

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**From:** lisa nicholson <lisahn306@gmail.com>  
**Sent:** Friday, June 14, 2019 2:49 PM  
**To:** Dock, Joel  
**Subject:** Rezoning Request PRJ-19ZONE1040

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Hi Joel,

I live at 306 Franck Avenue. I've just learned from my other neighbors that my next door neighbors, the Fagans at 308 Franck have now sought to rezone their single family house to a multi family dwelling. Specifically they filed a rezoning request from R-5 Single Family to R-6 Multi Family Residential on 06/03/19. While I was not officially notified of this plan by the city, many of my Franck Avenue neighbors were informed, and have brought this rezoning request to my attention. I would like to know the next step(s) to be taken by all concerned parties and the city as a number of our neighbors would like to be heard on this planned development, including the possible opposition to this rezoning action.

That footprint has been a single family lot for over a decade. Few houses exist on that side of Galt. Has Lou Metro explored why it has been the case for 304 Franck and 308 Franck and one other property a few houses down on Franck before the rezoning application is approved? Does it have to do with the very steep grading of the properties?

This proposed plan (for the record) is the third attempt by the Fagans to change their property to the detriment of the neighborhood. I worry about the proposed request on the quiet enjoyment of my property, the potential for more ongoing (and seemingly never-ending) construction by the neighbors, as well as the proposed project's impact on water/sewage/parking resources. An unconditional rezoning approval could even lead the 308 Franck property owners to tear down the existing structure and build a bigger multi-family unit or some other structure if the price is right for them.

Many of us neighbors are concerned with the commercialization of this residential area. I believe the homeowners of 308 Franck Avenue have continually sought to monetize their property rather than use it as their primary residence, a motivation which belies any attempt to make certain that the benefits of living in Crescent Hill are maintained or even that the quiet enjoyment of, and by, their neighbors' properties remain unimpeded.

Indeed, the Fagans had been using their premises primarily for AirBnb purposes, which began shortly after taking ownership in 2017. There also have been numerous "on/off/on" construction projects since then. This recent attempt to monetize the property further started with their May 2019 real estate ad to sell the back third of their lot for construction/development purposes. Having been halted when the Galt Avenue neighbors complained of the irregular lot size, it seems they've arrived at this latest scheme.

Thank you,  
Lisa Nicholson

## **Dock, Joel**

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**From:** anne roberts <annebroberts@icloud.com>  
**Sent:** Wednesday, June 3, 2020 5:13 PM  
**To:** Dock, Joel  
**Subject:** 308 S. Franck Ave . 19-Zone-0052

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308 S Franck Ave : 19-Zone-0052

Concerning the zoning change from an R6 to an R5 . I am opposed to this for the following reasons.

This area is already congested. There is a high volume of traffic due to school busses entering Barrett Middle School & parent's using this area as a pick up & drop off.

This street gets a tremendous amount of through traffic also.

The homes at the end of this street do have off street parking.

The homes here are older & there is a limestone shelf. The blasting & excavation that need to be done to build new home can cause damage to the surrounding homes, especially in such a small space.

Many of these have had water problems & required expensive repair. The excavation of new building could very well upset the balance of what has been repaired.

351 S Galt is the site of an old quarry.

331 S Galt had to extensive work to fix the water problem. Because of the limestone shelf & natural spring.

Sticking another house in such a small space will detract from the historical setting of Crescent Hill.

Anne B. Roberts

209 S Galt Ave.

Louisville, KY 40206

512-925-5435

Sent from my iPhone

## Dock, Joel

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**From:** April Sanders <april.sanders@mdpweb.net>  
**Sent:** Thursday, January 23, 2020 7:20 PM  
**To:** Dock, Joel  
**Subject:** Ryan Fagan

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Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

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Over the past two years, Ryan and Mallory Fagan have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Thank you for your time and consideration,

April Sanders  
305 Franck Ave

## Dock, Joel

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**From:** barbara sinai <jjsina01@hotmail.com>  
**Sent:** Friday, June 21, 2019 2:17 PM  
**To:** Dock, Joel  
**Subject:** Fw: rezoning 19ZONE1040  
**Attachments:** 19ZONE1040\_Agency Comment Sheet.docx; 19ZONE1040\_PRE-APP Staff Report.pdf

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**From:** barbara sinai <jjsina01@hotmail.com>  
**Sent:** Friday, June 21, 2019 2:08 PM  
**To:** Cynthia Thomas; rafagan01@gmail.com; Krebs Daniel; Joel.Dock@louisville.gov  
**Subject:** Re: rezoning 19ZONE1040

Thank you Cynthia. I am Barbara Sinai, Planning Chair for the Crescent Hill Community Council and licensed

architect in the State of Illinois retired.

I am not opposed to having the owner of 308 Franck building a house on the Galt end of his property BUT rezoning is not a proper method for this action. The property should receive a variance or number of variances to allow a building on a smaller than allowed site inside the Urban Services District.

If you allow the zoning to be changed to R6 you will be opening a Pandora's Box for the adjoining sections of Crescent Hill. There is a double lot 3 doors away that if rezoned to R6 could provide a really large building site that would be totally improper for the area. This has occurred in Crescent Hill before and has always ended in unhappy neighbors.

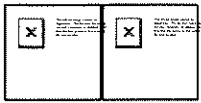
---

**From:** Cynthia Thomas <cynthiathomas01@gmail.com>  
**Sent:** Friday, June 21, 2019 10:41 AM  
**To:** Barb Sinai  
**Subject:** Fwd: rezoning 19ZONE1040  
FYI

Sent from my iPhone

Begin forwarded message:

**From:** Ryan Fagan <rafagan01@gmail.com>  
**Date:** June 19, 2019 at 6:22:41 PM EDT  
**To:** [cynthiathomas01@gmail.com](mailto:cynthiathomas01@gmail.com), [daniel.krebs@louisville.edu](mailto:daniel.krebs@louisville.edu)  
**Subject:** Fwd: rezoning 19ZONE1040



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## Dock, Joel

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**From:** Glenda Whitledge <mgwhit46@gmail.com>  
**Sent:** Sunday, February 23, 2020 1:49 PM  
**To:** Dock, Joel  
**Subject:** Ryan & Mallory Fagan's request for rezoning

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Dear Board of Zoning and Metro Council:

I'm happy to submit this letter to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood home owner, I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

In this context, rezoning will allow for the development of the underutilized lot on the backside of 308 Franck Avenue in the form of a beautiful home that will add to the vibrant amalgamation of homes in the neighborhood, activate a more vibrant and beautiful street, and serve as a great example for other initiative's in the community, mine included.

Over the past two years, Ryan and Mallory Fagan have worked tirelessly to demonstrate their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill with improvements made to their own home. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole. It benefits all homeowners in our area.

Thank you for your time and consideration,

Glenda Whitledge  
302 Franck Ave  
502.439.1158

Dear Members of the Planning Commission,

Thank you for all the efforts you have made to guide Ryan and Mallory through this process. We thought in addition to the house plan, it would be helpful for you to know our motivation to build a home in Crescent Hill. When I was thirty-seven, I became suddenly ill with a complex series of neurological and cardiovascular symptoms. Unfortunately, I had this undiagnosed, disabling illness for three years before we learned that it was neurological Lyme disease. After intense treatment, I made significant progress, but not a recovery. My doctor determined that I have a gene which makes me highly susceptible to any toxins, but particularly mold. The undetected mold in our apartment was making me ill. In order to find healing, we had to get rid of everything exposed to the mold that couldn't be cleaned. At the same time, we tried to buy multiple homes in the area, only to discover that all had high mold levels. We finally found an apartment in Clifton which didn't have mold. Amazingly after 5 years of illness, treatment coupled with being in a mold free environment has brought to a place of stable health. After much research, we have determined the safest way to protect my health is to build a home following careful mold preventive measures.

We need to build a house, but we want to invest in the city of Louisville and the community in Crescent Hill. We love the history of this area and the sense of connectedness with people. Before Covid-19, I spent many hours with retired friends doing water aerobics at Mary T. They were so welcoming and helped me feel connected to the neighborhood. Dave and I are both committed to being helpers in the world. He works as a Data Scientist at Humana and uses those skills to support the medical clinics put on through Seed to Oaks in Shelby Park. I am not able to work full time yet, but I worked as a tutor with Langsford Learning Center and volunteer to teach at our church. In our free time, we love to spend time at the amazing parks nearby and hang out with friends. We want this to be our forever home and to building lasting relationships in this community.

We are aware of the concerns several people have about the construction of a home on South Galt. I know it is difficult to trust other people, but we would never compromise the safety or home of anyone. We have walked through each step of the building process with Palmer Cole of Bentley homes and he will be available to answer any questions you or the neighbors might have. We also plan to pay for foundation inspections to be performed for neighbors (S. Galt: 313, 317, 319; Franck: 306, 308, 310) prior to any construction. This will help ensure all parties have proper protection in place in the rare event that an issue should arise during construction.

In order to understand our neighbors' concerns more fully, we would like to request copies of the communication you received from them since under normal circumstance we would have been able to hear from them directly.

Thanks for considering this proposal.

Sincerely,

Dave and Beth Mack

#2 Crescent Hill is an  
HISTORIC AREA  
neighborhood

Very few new construction  
is done - most is renewing  
the present house or business!

#3 I am 85 years young.  
I would need a written &  
signed document that  
my house would not  
be harmed.

Because otherwise I would  
be left out in the cold!

PS Since I DO NOT  
have access to the  
Internet - please  
contact me to the  
meeting by telephone  
502 897 2181

your Truly  
Sally Ann  
Bregola



To Joel Dock

FROM Sally Ann Brigisold  
313 So. Galt Avenue  
Louisville, Ky 40206

SUBJECT Re-zoning of property - next to  
my house - owned by residents  
at 308 French Avenue  
19 - ZONE - 0052

Dear Mr. Dock

After many thoughts and prayers, I have come up with the following reasons why I am opposed + disapprove of the ZONE CHANGE for 308 French Avenue.

- #1 I fear of any construction being done so close to my property
  - Blasting
  - farm to my house's foundation
  - other farm done

## Dock, Joel

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**From:** April Sanders <april.sanders@mdpweb.net>  
**Sent:** Thursday, January 23, 2020 7:20 PM  
**To:** Dock, Joel  
**Subject:** Ryan Fagan

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Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

In this context, rezoning will allow for the development of the underutilized lot on the backside of 308 Franck Avenue in the form of a beautiful home that will add to the vibrant amalgamation of homes in the neighborhood, activate a more vibrant and beautiful street, and serve as a great example for other initiative's in the community.

Over the past two years, Ryan and Mallory Fagan have demonstrated their ability to make tangible positive contributions to the Franck Avenue/Galt Avenue site and Crescent Hill. I would love to see Ryan and Mallory continue to transform and invest in developing and bettering our community as a whole.

Thank you for your time and consideration,

April Sanders  
305 Franck Ave

## Dock, Joel

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**From:** Jon Sanders <jonsanders@outlook.com>  
**Sent:** Thursday, January 23, 2020 8:23 PM  
**To:** Dock, Joel  
**Subject:** Ryan Fagan

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Thank you for your time and consideration,

Jon Sanders  
305 Franck Ave

Sent from my iPad

## Dock, Joel

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**From:** Doris Engstrom <doris.engstrom@yahoo.com>  
**Sent:** Friday, January 24, 2020 7:24 AM  
**To:** Dock, Joel  
**Subject:** Support for Ryan and Mallory Fagan at 308 Franck Avenue 40206

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1/24/2020

Dear Board of Zoning and Metro Council:

This letter is to affirm support for Ryan and Mallory Fagan's request to re-zone their lot to R-6 from R-5 and split the lot so that the Mack family can purchase the lot to develop a new single family home. As a neighborhood resident I am invested in seeing the Galt Avenue site being transformed into a neighborhood and corridor wide asset. Given the very finite amount of vacant land available in Crescent Hill, we need to build creative partnerships and management solutions to utilize these spaces as community assets.

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Thank you for your time and consideration,

Doris Engstrom  
304 Franck Avenue  
Louisville, KY 40206

## Dock, Joel

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**From:** Matthew Cherrie <matthewcherrie@me.com>  
**Sent:** Friday, January 24, 2020 7:26 AM  
**To:** Dock, Joel  
**Subject:** Support for Ryan and Mallory Fagan at 308 Franck Avenue 40206

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Matthew Cherrie  
304 Franck Avenue  
Louisville, KY 40206

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Glenda Whitledge  
302 Franck Ave  
502.439.1158

## Dock, Joel

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**From:** Justin Taylor <jtaylor@keystoneremodel.com>  
**Sent:** Tuesday, January 21, 2020 6:15 PM  
**To:** Dock, Joel  
**Subject:** 308 Franck Ave

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Dear Board of Zoning and Metro Council:

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Thank you for your time and consideration,

Justin Taylor  
2609 Rowland Avenue

**Justin Taylor**



P.O. Box 4193 | Louisville, KY 40204  
[jtaylor@keystoneremodel.com](mailto:jtaylor@keystoneremodel.com)  
Main | 502.715.1490  
Fax | 502.631.9599