

**From:** Walt Zolla  
**To:** [Lockett, Jay P](#)  
**Cc:** [HOA NH Villa](#)  
**Subject:** RE: Notting Hill Subdivision  
**Date:** Tuesday, September 18, 2018 4:00:40 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[18DEVPLAN1132\\_PLAN\\_8-29-18.pdf](#)  
[15DEVPLAN1195\\_BE.PDF](#)

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Jay, thank you for taking the time to get back with me regarding questions concerning the change in our development from duplexes to single family dwellings. As we discussed, we were given no notification of the hearing and the information given to you by the developer is inaccurate as the correct HOA for notification. Our section of the development is owned by Villas of Chadwick Patio Homes Council, Inc. and not Notting Hill Development, Inc. The developer turned the section over to our HOA several years ago and in fact the notification went to the developers address. Our section of the development has 44 unit owners and the address for our HOA is P.O. Box 88 Eastwood, KY 40018. With that being said, **I would request that the case be delayed from the September docket until proper notification can be made to the HOA and or the 44 unit owners in this section of the development. The developer should have the addresses to all 44 units as he built everyone of them himself.**

As discussed, the zoning for this section was changed about two years ago to allow for the clubhouse and two streets of duplex (townhome) type units. This was a variance from the previously zoned multi-family. Then after that zoning hearing, the streets were split again into separate "phases" which we were told was only to allow a delay in building the 2<sup>nd</sup> street until he mostly developed out the first one (cash flow). On the newly approved section, the developer was to put a landscaping barrier, board fencing and sidewalks between the units and Chadwick Glen Circle. Under this new plan, there is no landscaping, fencing, and in fact (8) of the lots will have entrance directly from Chadwick Glen Circle. This certainly is more than a change from duplex to single family. This totally changes the buffers agreed to in the original zoning change. At what point in time do the taxpayers of Louisville Jefferson County have protections from developers who go back on their commitments to us and the city.

In looking at the design of the new street with lots having access from Chadwick Glen Circle, further confirms my suspicion that the lots will be sold to another home builder (Ball Homes). The approval of the revised plan from two years ago required the buffer I previously talked about in the above paragraph. Should the developer at least be required to keep complete this buffer. He was the one who submitted the pan to your committee agreeing to put these items in place?

You had said that the case was to be on the 9/27 docket. I do not see when I pull the case # the hearing date. Where do you find the docket info? Again, we would request that the hearing date be changed so that everyone can be given proper notification.

*Walter M. Zolla*

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**From:** Lockett, Jay P [mailto:Jay.Lockett@louisvilleky.gov]  
**Sent:** Tuesday, September 18, 2018 2:42 PM  
**To:** Walt Zolla <Walt.Zolla@usi.com>  
**Subject:** RE: Notting Hill Subdivision

Walt,

Per our discussion, here is a copy of the current proposal, as well as the existing Binding Elements associated with the site. Feel free to contact me with further questions or concerns regarding this matter.

Regards,

Jay Lockett  
Planner I  
Planning & Design Services  
Department of Develop Louisville  
*LOUISVILLE FORWARD*  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
502-574-5159  
<https://louisvilleky.gov/government/planning-design>



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**From:** Walt Zolla [<mailto:Walt.Zolla@usi.com>]  
**Sent:** Friday, September 14, 2018 2:28 PM  
**To:** Lockett, Jay P  
**Subject:** Notting Hill Subdivision

Jay, recently our HOA was made aware of a “request for a zoning change” adjacent to the Villas of Chadwick development located in Notting Hill Subdivision. The developer is Scott Welch. I am not sure if the case has already gone through the system or if it is scheduled on an upcoming docket. I and many residents who live in the Villas of Chadwick, an adjacent section of the development, would like to have some input in the request for change from the duplex condo units to single family dwellings. As you are aware a couple years ago there was a zoning variance granted for this section. This was unanimously supported by our residents. The change to single family dwellings **does not** have the support of the residents. The change to single family will more than likely mean the developer can sell the lots to Ball Homes. Also, this is not a very big section that was divided into two subsections. The developer is currently building condos on the other half of this parcel of land and single family dwellings would not be compatible with the look of the area. Also, the price point and construction quality of Ball Homes is substantially less than what is currently being built in the area. Overall, we feel very strongly that our property values will be affected in a substantial negative way by this proposed change. We are seeking assistance to make sure the developer stands by his agreements to the residents of Notting Hill, the Villas of Chadwick, and the taxpayers of Louisville Jefferson County.

Can you give me a call to discuss as well as give me the case particular information so that we can have an opportunity to address the zoning variance request with the development committee.

Thanks!

*Walter M. Zolla*

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