

St Germain, Dante

From: Evan Lamb <evan@magnoliaandpine.com>
Sent: Wednesday, March 22, 2023 7:28 AM
To: St Germain, Dante
Subject: Zoning Change request opposition

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Hello Ms. St Germain,

I am writing in STRONG opposition to the zoning change requested on our street. The request is for 1230 & 1230B Helck Ave. This matter was addressed back in 2021 and failed(21ZONE0033). There was significant opposition from the community and there still is. The owner of the property has taken zero consideration of what impact 72 new homes will have on our community.

Buses drop children off at the end of the street due to no safe spots to turn around. There are no sidewalks due to drainage issues in the area and the children of the neighborhood have to walk on the street. Residents know this and take appropriate caution when driving.

Currently it is difficult to pull out from Helck onto Gilmore. It is very common to have to make an unsafe maneuver across traffic into the center lane and then wait until a safe opening is available to merge into traffic. When Liberty High School(Gilmore Ln) releases Gilmore turns in to a parking lot. When Louisville Male releases Preston Hwy traffic increases which then pours over into Gilmore. It is not uncommon for Gilmore to be backed up from Preston all the way past Liberty High.

The impact that any form of multiunit development, much less 72 new homes, would have on our tiny dead end street is unimaginable. We would respectfully request you to deny Jonathan Martin Co, LLC to subvert the current standards of the city to apply for a zoning change early.

Thank you for your consideration,

Evan Lamb
502.260.1400
1255 Helck Ave

St Germain, Dante

From: Paige Waggoner <thaipaige2017@gmail.com>
Sent: Tuesday, March 21, 2023 11:29 AM
To: St Germain, Dante
Cc: Ruhe, Betsy
Subject: Zoning change request

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Hello Ms St Germaine,

I am writing to express my opposition to the zoning change requested in my neighborhood. I recently received a letter from Wyatt, Tarrant, and Combs, LLP, addressed to Emily Liu, Director of Louisville Metro Planning and Zoning Design Services, sharing their request for “grace from this commission to allow [Jonathan Martin, Co, LLC] to refile a zoning application...within two years... from when the commission [DENIED] the previous proposal.”

Firstly, the plan does not differ “significantly” from the previous plan as they would like to claim. Secondly, their plan does nothing to address the traffic and pedestrian safety on our tiny dead-end street.

I would also like to take this opportunity to mention the property owner, Jonathan Martin, is an absentee owner, residing in another county, with absolutely no apparent vested interest in this neighborhood or the people living here. I look forward to your response and being present at future public meetings to oppose this development proposal and zoning change.

Sincerely,

Paige Clark
1236 Helck Ave
Lou, KY 40213

Sent from my iPhone

Sent from my iPhone

St Germain, Dante

From: Marilyn Haynes-Collins <mhcollins@insightbb.com>
Sent: Tuesday, March 21, 2023 12:48 PM
To: St Germain, Dante; Katz, Rebecca; Ruhe, Betsy; angela impellizzeri
Subject: 3/21 RE: Zoning Change Attempt for 1230 HELCK AVE CASE 21-ZONE-0033

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Good Afternoon,
Rules are rules. No changes. No new hearing on this issue. . Keep it R4. .No exceptions.

These 5 acres cannot support 72 apartments... 3 buildings. 3 Stories (48-feet tall!) and all the parking. It will really be a nuisance. More cars, more litter and more noise we do not need .

PLEASE< We need to keep the trees to filter the air. .We have so much pollution in our area already. I really need to breathe.

Thank You,

St Germain, Dante

From: angela impellizzeri <noodleheadpig@gmail.com>
Sent: Thursday, March 16, 2023 5:04 PM
To: French, Chris
Cc: Dock, Joel; St Germain, Dante
Subject: Re: Request to Refile Zoning Change Application (1230 Helck Ave)

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Thank you, I appreciate your prompt forward.

Regards-
Angela

On Thu, Mar 16, 2023 at 5:02 PM French, Chris <Christopher.French@louisvilleky.gov> wrote:

Thank you for the email. The case manager is Dante St. Germain, I have copied her on this email response so she can add your email comment to the record of this request.

Chris French, AICP

Planning & Design Supervisor

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-5256

From: angela impellizzeri <noodleheadpig@gmail.com>
Sent: Thursday, March 16, 2023 4:46 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>; French, Chris <Christopher.French@louisvilleky.gov>
Subject: Fwd: Request to Refile Zoning Change Application (1230 Helck Ave)

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Mr. Dock and Mr. French -

I met both of you within the last year at a Center for Neighborhood event and this is why I am now reaching out to you.

I received a letter in the mail from lawyers associated with a property that adjoins ours. We previously fought a zoning attempt from R4-R7 and are opposed to the recent request addressed to the Louisville Metro & Planning Commission to request a new opportunity to file.

I wish to formally submit my opposition to this request on behalf of Jonathon Martin Co., LLC.

Please see previous zoning case 21-ZONE-0033 and subsequent denial report. I have also attached photos of the letter I received. Let me know if those did not come through. But your office should have them on file-- as it was also addressed to Emily Liu and Marilyn Lewis (Louisville Metro Planning Commission).

Let me know if there is anything else I can do to express opposition.
Most Sincerely,

Angela Impellizzeri

[1236 Helck Ave](#)

[502-220-5482](#)

----- Forwarded message -----

From: **angela impellizzeri** <noodleheadpig@gmail.com>

Date: Thu, Mar 16, 2023 at 4:21 PM

Subject: Request to Refile Zoning Change Application ([1230 Helck Ave](#))

To: Katz, Rebecca <rebecca.katz@louisvilleky.gov>, Ruhe, Betsy <Betsy.Ruhe@louisvilleky.gov>

Cc: Paige Waggoner <thaipaige2017@gmail.com>, <marilyn.haynes.collins@gmail.com>

Dear Ms. Katz and Ms. Ruhe—

I just received a letter dated March 13 from Wyatt, Tarrant and Combs, LLP addressed to the Louisville Metro planning Commission asking for a request to refile their zoning application. They are requesting a new “opportunity” to file because the plan is significantly different and he wants R6 instead of R7. It still is an egregious attempt to develop an area that has been historically zoned R4 for the very reasons we wish it to remain R4. The land simply can't support a development of the scale Mr. Martin and his developers are wishing to push through the committee.

I wish to express a hard NO on this petition for the “grace” he is asking for. Building 96 apartments and subsequent parking and impervious conditions still does not fit, still ignores the benefits and necessity of preservation of the wooded and wetland area-- as both expressed by MSD and the Army Corps of Engineers. Their new proposal still does not fit the landscape, does not address issues of being affordable for the constituents in this district 21 and it does not need to be squished into this delicate and historical (The Louisville Wet Woods) nature of this wooded area.

We wish to oppose the rezoning application request. No more special favors or “grace” for developers. Their development was the 2nd attempt to rezone that was denied.

Sincerely-

Angela Impellizzeri

1236 Helck Avenue

502-220-5482

See attached.

WYATT

WYATT, TARRANT & COMBS, LLP

Chairwoman
March 13, 20
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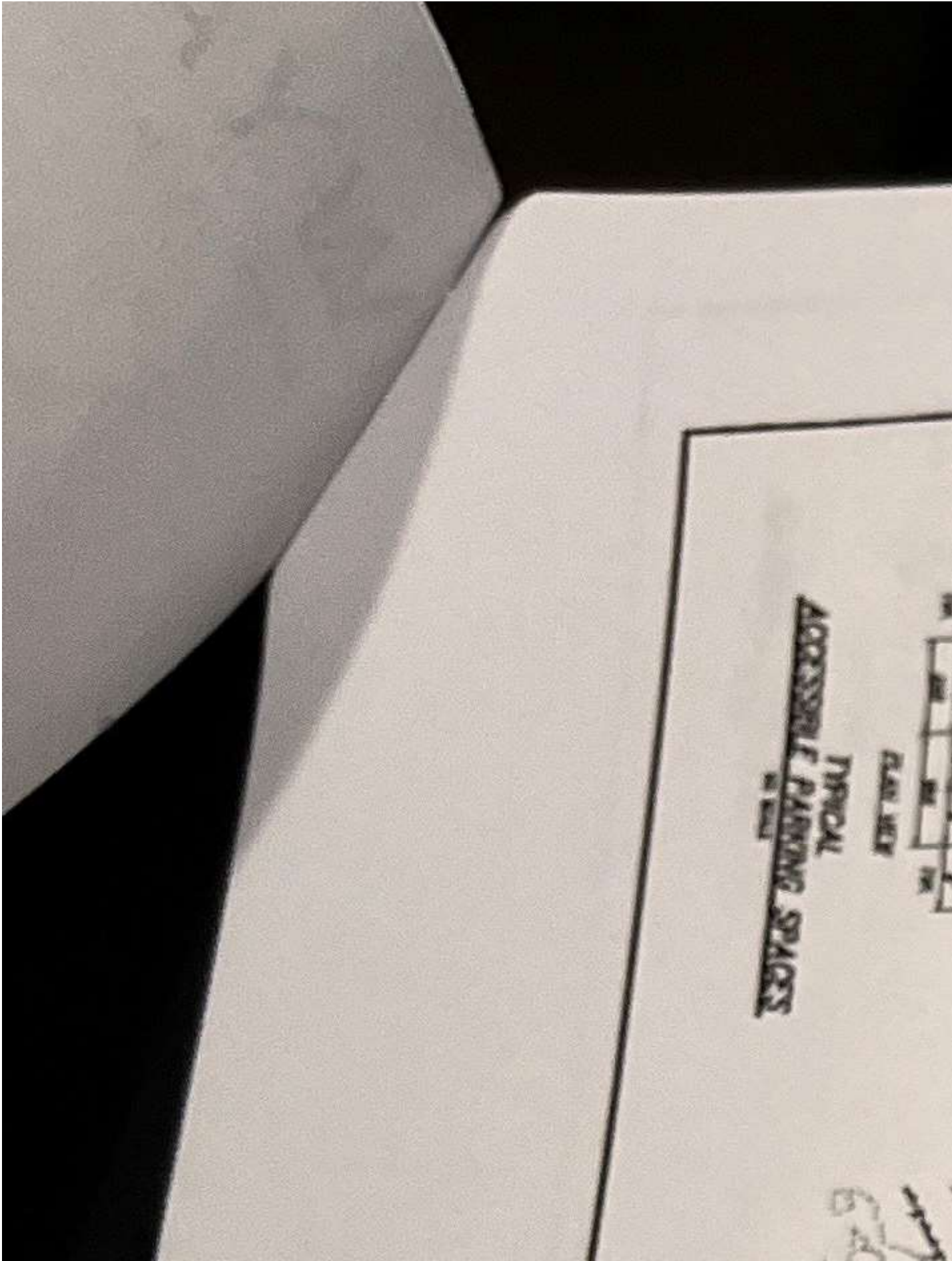
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WYATT

WYATT, TARRANT & COMBS, LLP

Chairwoman
March 13, 20
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Because
meaningful c



**TYPICAL
ACCESSIBLE PLANNING SPACES**

PLAN VIEW



SECTION

WYATT

Marilyn Lewis

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