

# LETTER OF OPPOSITION

## Proposed Rezoning and Development at 4422 West Broadway

To Whom It May Concern:

I am Kathy Cooksie Neal, a resident living at 4711 Brewster Avenue, Louisville, KY. As part of Westover neighborhood, I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway.

The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it should be the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The property owners have already disregarded public safety regarding the fence that keeps falling over.
- They have previously disregarded the integrity of the neighborhood by letting the historic mansion fall to ruin, tearing down the historic building, and allowing trash to pile up outside of trash receptacles.
- The loss of neighborhood and community character.
- Currently there are current problems with parking, cleanliness, and neighborly responsibilities.
- A decrease in the market value of my home.
- Must have an environmental survey for this area.
- Increased traffic congestion adding to an already dangerous situation on West Broadway.
- There has not been a traffic study to see the effects of this number of tenants and streets available to the neighborhood for parking.
- The destruction of green space and mature trees.
- This type of apartment complex does not fit into the single-family neighborhood.
- The dumpsters needed for this type of building will be a problem for the neighborhood.
- The neighborhood will be affected by limited number of parking spaces.
- This will cause overcrowding and congestion in the neighborhood.
- Construction such as jackhammering too close to the Historic Basil Doerhoefer Mansion could cause damage. This must be studied and considered.
- The neighborhood already includes a facility owned and operated by the proposed owner of the facility at issue.
- The upkeep of the property they own now in the neighborhood has been dismal.

- Once the property is rezoned, the developer can change the original concept within the approved R7 zoning.
- The proximity of the Senior Citizens home or the Historic Basil Doerhoefer Mansion next to the new construction will not leave them any green space or view.
- The Church has not been good caretakers with the existing property so there is no reason to believe that this would change.
- The church allowed the Peter Doerhowfer Mansion to deteriorate and to the point where they demolished without permission.
- The proposed facility is too tall and does not meet the current, residential aesthetic in the community.
- Such a facility would be more appropriate for an area which does not include historic homes and an aging population.
- The church has shown no concern for the Neighbors and how it affects us.

Please DO NOT rezone this site to R7. Once the property is rezoned, a developer can change the original concept within the approved R7 zoning. Single family construction fits within this neighborhood and community.

Respectfully,

Kathy Cooksie Neal

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