

## Williams, Julia

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**From:** hkspea@aol.com  
**Sent:** Monday, October 17, 2016 5:33 PM  
**To:** Williams, Julia  
**Subject:** Rezoning Case No. 16 Zone 1026

Julia Williams  
Planning & Design.

Henry Spear  
4206 Taylorsville Rd.

Dear Ms. Williams:

Please add my comments into the official record of the above referred case.

I live at 4206 Taylorsville Road on the corner of Taylorsville Rd & Houston Blvd. My Property is next door to the proposed development at 4208 Taylorsville Road, with my back porch and backyard directly adjacent to said proposed development.

The first concern I would like to address is the developers proposed waiver to reduce the distance between our back yard property line to a proposed condominium from the standard code of 35 feet to 25 feet. To put that distance into perspective..... If you've ' ever watched a football game, the distance required to make a first down is a mere 10 yards. Twenty five feet would be 8.3 yards..... Not even enough yardage to make a first down. A very short distance. The construction codes were established for reasons after afore thought and considerations were carefully reviewed. To change these thoughtfully established codes at the mere whim of a developer is not what was purposed when the codes were established.

We bought our home because we had privacy in our back yard with honeysuckle vines and other natural vegetation for privacy and as a natural buffer between our backyard and adjacent farm lot next to it. There are also five fully grown trees on the other side if our said vegetation buffer which sit on the developers property. These trees also serve as a beautiful natural buffer between our backyard and the developers purchased fawn house. They are also beautiful natural landscapes for viewing as one drives down Taylorsville Road.

The developer would cut these trees down, peel the natural landscapes back like an onion, and build a condominium within 25 feet (8 1/3 yards) of our property line. It would also be a two story condominium, with the second story looking down on our back porch where we are now enjoy privacy to grill out, read books, and play with our grandchildren. Please don't let this happen! Please don't let them change the established construction code. I am 72 yrs old and my wife is 68 yrs old. We did not anticipate these changes when we bought our property. We anticipated peace, privacy and to be left alone in our retirement and old age.

For the record, I also want to state that I strongly oppose and object to the proposed Rezoning from single Family Residential to Multi-Family & Office Space. Increasing the density in this geographical area is dangerous and unwise. Traffic is already heavy and Taylorsville Rd is unsafe and risky to travel on. If this development is allowed or take place, there will be more cars coming to a stop to make the turn into the development..... Where other vehicles are coming at them at 60 -70 MPH ( and believe me they do travel that fast on Taylorsville Rd.) There will surely be a fatal crash if this development is allowed. I will keep a copy of this emailed prophecy of a future fatal crash for my records. Does Planning & Zoning want this on their conscience?

There are many other concerns I have for not allowing this development to take place and I will address them at another time.

Sincerely Yours,

Henry Spear

Sent from my iPad

October 12, 2016

To Whom It May Concern:

Thank you in advance for taking the time to read this letter.

My name is Adriane Hoffman and I live at 3005 Houston Blvd, Louisville, KY 40220 in Houston Acres off of Taylorsville Road. My property backs up to 4208 Taylorsville Road, which is owned by Teulu Homes, LLC. Teulu Homes, LLC is requesting zoning change for a 1.89 acre lot currently zoned R-4 to R-5A for 1.39 acres and OR-1 for .50 acres. Their plans propose, 3 buildings with 4 two-story condo units in each building. This is a total of 12 condo units proposed for a 1.89 acre lot that already has a two-story single family home currently on the property, which the developer wants to sell as office space.

I oppose this zoning change and the proposed development. Here are a few concerns I have:

1. **"Spot Zoning"** – The definition of spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.
  - a. The parcel of land at 4208 Taylorsville Road is a 1.89 acre lot zoned R-4. The eight lots that surround 4208 Taylorsville Road property on three sides are all zoned R-4 with single family homes. (See Exhibit A) The developers, Teulu Homes, LLC are spot zoning, by requesting to change a small parcel of land to R-5A & OR-1 that is surrounded by R-4. Teulu Homes, LLC will build their condos, sell them, make a profit and move onto the next project. This rezoning is a benefit to Teulu Homes, LLC, but damaging to the surrounding properties and owners.
2. **Water Drainage** is a current issue along the back of the properties on Houston Blvd that border 4208 Taylorsville Road. During heavy rainfalls, water pools along the back of my property. (See Exhibit B) I am very concerned that I will have more water in my yard once these 12 condos are built. I already have issues with water leaking into my basement during heavy rain storms. MSD came out to our neighborhood on Friday, October 7, 2016 to discuss the drainage questions we have if this development gets approved. MSD said there will have to be some drainage improvements made if these 12 condos are built. These improvements would take place within the existing easement that runs between the back of about five Houston Blvd houses and the 4208 Taylorsville Road property. If the developer just builds under the existing zoning R-4, then they may not have to improve the drainage. It just depends on the developers plans.

Submitted by Adriane  
Hoffman on 10/31/16  
Presented at LDCAT

3. The current **Character** of our neighborhood is mostly single family one-story homes and a few cape cods. The developer, Teulu Homes, LLC are planning to put 12 two-story condo units on 1.39 acres. The difference in building structures (a two-story condo unit compared to a single family one-story home) changes the character of Houston Acres and surrounding neighborhoods.
4. I have **Mature Trees** that run along the entire length of our property line that back up to Teulu Homes, LLC's property, 4208 Taylorsville Road. If the drainage improvements are made that I mentioned earlier, then most of these mature trees will be removed. A lot of mature trees will have to be cut down which currently provide a buffer between properties, homes for many different kinds of wildlife and shade to our yards and homes. Also according to the developer's plans, spacing between the proposed condo buildings and adjacent property lines are only 5 -10 feet, which is too close and unacceptable. If the drainage issue does not cause the removal of numerous mature trees, then the placement of these condo buildings will and we cannot let this happen. It will take many years for newly planted trees to grow to the same height as the trees are now. Plus I also want to protect the privacy that these trees provide.
5. **Traffic and Safety** will be an issue when the population of residents increase in this area on Taylorville Road. Houston Acres neighborhood does not have a signal at Houston Acres and Taylorsville Road and never will because it is too close to the signal at the McMahan intersection. The developer's entrance at 4208 Taylorsville Road will not get a signal for the same reason. It is already difficult and unsafe to turn left out of Houston Acres at peak hours of the day. The increase in cars and foot traffic in this area will generate many safety concerns.
6. **Density** is a big issue with this proposed development. Teulu Homes, LLC is trying to fit too much on such a little tract of land, a 1.89 acre lot. They want to put 3 buildings with 4 two-story condo units in each of them on 1.39 acres. A two-story house already sits on the existing 1.89 acre lot, which is where the owners want to rezone .50 acres to OR-1. Houston Acres and the surrounding neighborhoods will have to worry about additional noise, lights, drainage, safety, etc. The proximity of the proposed 3 buildings, street lamps and dumpsters are too close to our properties and homes.

Houston Acres is a beautiful and quiet neighborhood. I do believe this proposed development will change that. I ask that you please take into consideration what I have written and why I oppose the zoning change and proposed development on 4208 Taylorsville Road by Teulu Homes, LLC.

Thank you again for your time.

Sincerely,



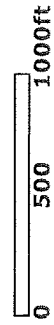
Adriane Hoffman

Exhibit B



Water pools in our backyard along the tree line that borders my property at **3005 Houston Blvd** and the property behind mine at 4208 Taylorsville Road (property in question for rezoning).

When there is a heavy rainfall, water pools in the back yard, front yard, as well as leaks into our basement. We are very concerned about where the water will go if 3, two-story condo buildings are built on the property behind ours, which retains a lot more water than ours does during a heavy rain storm. We do not want any more water in our yard or in our basement.



9/2/2016, 10:19:14 AM

## Zoning Map



Louisville Metro, MSD, LWC & PVA © 2016  
 This map is not a legal document and should only be used for general reference and identification.

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,


I am a nearby resident of the development site that is being proposed at 4208 Taylorsville Rd. I am writing this to express concerns regarding 16ZONE1026.

In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

To me, this quote suggest a request to increase the proposed density of the R4 zone by 80-100%. I have not met anyone who considers this minimal. I am requesting that the R4 zoning status remain unchanged.

The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

  
4305 MAcARTHUR  
Lan. Ky 40220

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OCT 28 2010  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RECEIVED  
OCT 28 2016  
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RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the development site at 4208 Taylorsville Rd and I am attempting to play an integral role in preserving the character of the local community. The proposed development will impact all residents of the surrounding communities and I have concerns that I would like to have documented.

Under the Economic Growth and Sustainability Guideline in the Justification for Rezoning, the developer submitted the following documentation:

"This development furthers the goal of preserving the existing neighborhood while preserving an existing structure. No nuisances will be created and adjacent properties will not be adversely affected."

Thus far, the illegal dumping of 11 loads of dirt, trash, and rock has taken place which resulted in a stop work order by MSD. The dirt came from a 2<sup>nd</sup> development site being constructed by the developer. In addition, after the stop work order was placed, the developer cut down over 1000 square feet of vegetation on the property which resulted in a 2<sup>nd</sup> Stop Work Order issued by MSD.

A petition was submitted by the local community that contained all necessary signatures to hold a public hearing at an evening time at McMahon Firehouse, which is located within walking distance of the development site. Special permission was also received from the McMahon fire chief to ensure they could accommodate the local citizens group to express their opposition. The LDT meeting determined that having the hearing 20+ minutes away from the development site would be satisfactory and justified this with reasoning that I consider to be trivial at best. I can assure you that the relocation of this meeting comes provides clear advantage to the developer and will reduce the ability of the opposition to attend.

Representatives for the developer have also attended two public meetings. Meeting minutes were documented and rebuttals were expressed by the developer at the LDT meeting. The developer clearly misrepresented the opposition when submitting their minutes to the city and overstated their limited attempts to accommodate the neighboring community at the LDT meeting.

I am requesting that the city maintain the single family zoning status for this site.

Sincerely,

Henry Spear  
4206 Taylorsville Rd.  
(CORNER OF HUSTON BLVD + Taylorsville Rd.)

\* After living here for 6 years, we have never had mice. After the illegal dumping of dirt + trash immediately behind our property, we have had mice running from our back porch to the ugly dirt + trash pile which remains behind us to this very day. Considerate of others, Aren't they!



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development site listed above and wish to share my concerns.

There is a Guideline under the developer's Justification for Zoning Change that is titled "Mobility, Transportation, Circulation, Bicycle, Pedestrian, & Transit". Under this guideline, the developer states, "Sidewalks are located along Taylorsville Road thereby insuring an interconnected network for pedestrian access.

This statement is highly misleading if not false. There are no sidewalks in front of this portion of Taylorsville Road. The development map shows a sidewalk that connects to a bike lane located at the north property line. There is no interconnected pedestrian access for several hundred yards.

This is one of many misleading statements that was suggested in the Guidelines and noted in the Meeting Minutes that were submitted to the city by the developer. Many of the comments made by the developer disregard or down play the real opinion of the local community and this development fails to retain the character of the local community.

It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

**RECEIVED**  
OCT 28 2016  
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Stacy Black  
3120 Martin Rd  
Louisville  
40220

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

*Carrie Hellmann*  
Carrie Hellmann  
4208 Hewitt Ave  
40220

RECEIVED  
OCT 27 2016  
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Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident to the proposed development at 4208 Taylorsville Rd. This will affect me, and I wish to express my concerns.

In the developer's "Justification for Zoning," that was submitted to the city, they stated that, "This is a low density moderately priced condominium project that will provide housing for the growing medical community and meet other housing needs in the immediate area."

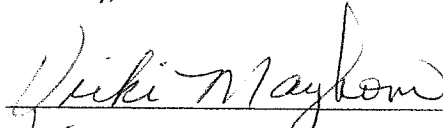
In a meeting, the developer stated that these condos would be valued at over \$200,000 each. Observation and local research shows similar condo units that are currently for sale have an average value around \$127,000. In addition, many of these units offer amenities such as swimming pool, tennis courts, brick exteriors, etc. All comparisons were within the District 11 area and many showed construction dates that were within the last 15 years. Prices compared were estimates which are typically 10-20% higher than the actual sale price of these units.

When the developer was questioned about their high valuations, they explained that they were legally allowed to take estimates from locations further east of the development site and avoided elaborating on any details.

I also disagree that the medical community needs additional housing of this type, within this area. Consistently, there are condo units and apartments in many locations throughout District 11 that are advertising and showing that unit are available.

I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,

  
VICKI MAYHORN  
4301 MARTHA AVE  
LOUISVILLE, KY 40220  
502-451-6902

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OCT 26 2016  
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DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,

Barnett + Kristen Sauer  
4216 Dolphin Rd  
Wm. KY. 40220

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OCT 28 2015  
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16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the development site at 4208 Taylorsville Rd and I am attempting to play an integral role in preserving the character of the local community. The proposed development will impact all residents of the surrounding communities and I have concerns that I would like to have documented.

Under the Economic Growth and Sustainability Guideline in the Justification for Rezoning, the developer submitted the following documentation:

"This development furthers the goal of preserving the existing neighborhood while preserving an existing structure. No nuisances will be created and adjacent properties will not be adversely affected."

Thus far, the illegal dumping of 11 loads of dirt, trash, and rock has taken place which resulted in a stop work order by MSD. The dirt came from a 2<sup>nd</sup> development site being constructed by the developer. In addition, after the stop work order was placed, the developer cut down over 1000 square feet of vegetation on the property which resulted in a 2<sup>nd</sup> Stop Work Order issued by MSD.

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Representatives for the developer have also attended two public meetings. Meeting minutes were documented and rebuttals were expressed by the developer at the LDT meeting. The developer clearly misrepresented the opposition when submitting their minutes to the city and overstated their limited attempts to accommodate the neighboring community at the LDT meeting.

I am requesting that the city maintain the single family zoning status for this site.

Sincerely,

  
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RECEIVED  
OCT 26 2015  
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16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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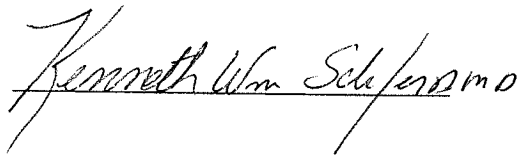
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The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,



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OCT 26 2016  
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16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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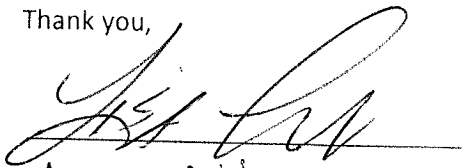
I live in the same area as the development site proposed at 4208 Taylorsville Rd.

In the "Community Form Guideline," the developer is quoted as saying, "Changes in use from single family to multi family or office is permitted at the interface between commercial nodes and residential uses provided the orientation, design, scale and location of the proposed development are compatible with surrounding uses."

I disagree with this statement. This site is completely surrounded by R4 residential units and is currently located outside of the commercial, office and medium residential areas located along Taylorsville Rd. I believe this proposal will have a long term negative impact on the local community as well as District 11. This does not fit within the of Cornerstone 2020 guidelines in regards to the economic impact to the neighboring community.

I do not support the rezoning change in this location. I believe that the developer is capable of constructing single family residential homes that are similar in scope and size of the surrounding neighborhood for a reasonable profit. The developer was perfectly fine with the R4 zoning when the property was purchased and rehabilitation of the existing home began. Single family housing would limit or improve the character of the local community if it was done the right way. I do not believe office buildings or condos fit within this particular locale.

Thank you,



Lisa Cobb  
3126 Hewitt Ave  
Louisville, KY 40220

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OCT 26 2016  
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Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you,

  
Ruth A. Cobb  
3126 Hewitt  
Louisville, Ky  
40220-2226

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OCT 26 2016  
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16 ZONE 1026



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,



C. Peryl Cobb  
3126 Hewitt Ave  
Louisville, Ky  
40220

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OCT 2 2016  
PLANNING &  
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16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you,

Mark Baber MARK BABER 10-23-16  
3116 HOUSTON BLVD, LOU, KY. 40220

RECEIVED  
OCT 25 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I own a nearby resident to the proposed development site at 4208 Taylorsville Rd. I wish to voice my opinion on this matter.

The developer is quoted as saying, "The proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve the existing structure that may be eligible for the National Historic Register." This was submitted to the city under the Open Space Natural Areas and Scenic and Historic Resources Guideline of the Justification for Zoning Change.

It is my belief that the developer will seek Historic Registry status on the main structure and apply for National Registry tax incentives on the rehabilitation costs associated with remodeling after the property is rezoned for office space. There is a clear advantage to the developer at the detriment to neighboring citizens. I believe the OR1 zoning request is a precursor to what will snowball into a spot zoning situation.

I am requesting that the zoning change be denied and that this property remain single family residential. The density of the proposed residential area is too high and the office space does not fit into this general area. I believe this will have a negative impact on the surrounding communities.

Thank you.

*Donald I Brooks*

*Pat Brooks*

*4208 Martha Avenue  
Louisville, Ky 40220*

RECEIVED  
OCT 25 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development at 4208 Taylorsville Rd. I am writing this to inform you of my concerns regarding 16ZONE1026.

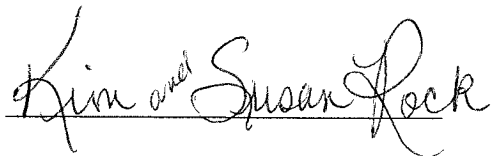
Under the "Compatibility Guideline," for the Justification of Zoning Change, the developer states, "Several properties fronting Taylorsville Rd have previously been granted approval for office retail uses where appropriate. We have taken into consideration the concerns of the surrounding property owners in the design of this project."

I do not believe the opinion of the surrounding property owners were taken into consideration. I have not met to a single person who is in support of commercial, office, or increased density residential developments at this location. I am also aware that all neighboring properties to this site are zoned as single family residential.

In the "Meeting Minutes," submitted to the city the developer clearly failed at listening and describing the concerns of local citizens. I am strongly opposed to anything except single family residential homes, shared driveways or cutting down the mature trees located along the perimeter of the development site. I am also opposed to any office or commercial zoning suggested for the main structure on this property.

Thank you and please help us preserve the character of our wonderful community!

Sincerely,



RECEIVED  
OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

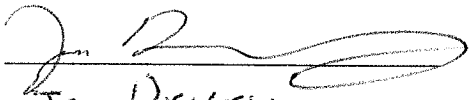
I own a nearby resident to the proposed development site at 4208 Taylorsville Rd. I wish to voice my opinion on this matter.

The developer is quoted as saying, "The proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve the existing structure that may be eligible for the National Historic Register." This was submitted to the city under the Open Space Natural Areas and Scenic and Historic Resources Guideline of the Justification for Zoning Change.

It is my belief that the developer will seek Historic Registry status on the main structure and apply for National Registry tax incentives on the rehabilitation costs associated with remodeling after the property is rezoned for office space. There is a clear advantage to the developer at the detriment to neighboring citizens. I believe the OR1 zoning request is a precursor to what will snowball into a spot zoning situation.

I am requesting that the zoning change be denied and that this property remain single family residential. The density of the proposed residential area is too high and the office space does not fit into this general area. I believe this will have a negative impact on the surrounding communities.

Thank you.

  
Jan Drury  
3127 Pamela Way  
Louisville, Ky 40220

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development site listed above and will be directly affected by the development. I am using this opportunity to express my displeasure with the proposal that has been submitted to the City of Louisville.

In the "Development Center Guideline," the developer suggests, "The redevelopment of the existing building and reutilization of the property as office/residential will represent significant reinvestment along the Taylorsville Road corridor and will also encourage viability and renewed sense of place in the general neighborhood."

My opinion is quite strong since I live in the general neighborhood and am in complete disagreement with this statement. It is my belief that the developer is seeking to rezone the existing building as an office so they can take advantage of the Historic Site Tax Incentives associated with this zoning change.

It is my understanding that normal rezoning takes place during the purchase of a property and prior to any construction. This particular developer, purchased first, remodeled second, and is now looking to rezone the rehabilitated structure.

This does not encourage viability nor does it renew a sense of place in the neighborhood. I would like to see the city maintain the R4 zoning status on this site and feel that the developer has little to no interest in maintaining the character of the surrounding community.

The developer has been misleading in meetings and has repeatedly misquoted or misunderstood citizen concerns that were documented in the Meeting Minutes submitted to the city.

Thank you and please consider these concerns in your decision making.

Sincerely,

*Antonio*

*4207 Martha Ave.*

*our property lines up directly behind proposed rezoning*

*502 718 5221*

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OCT 25 2016

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DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident of the development site that is being proposed at 4208 Taylorsville Rd. I am writing this to express concerns regarding 16ZONE1026.

In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

To me, this quote suggest a request to increase the proposed density of the R4 zone by 80-100%. I have not met anyone who considers this minimal. I am requesting that the R4 zoning status remain unchanged.

The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

*Larry D Knoop*  
3114 Marlin Rd  
Louis, Ky 40220

502 4545438

*Larry D Knoop*  
10/22/16

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OCT 20 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you and please consider these concerns in your decision making.

Sincerely,

Mary Nickles  
3011 Houston Blvd.  
Louisville KY 40220

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development at 4208 Taylorsville Rd. I am writing this to inform you of my concerns regarding 16ZONE1026.

Under the "Compatibility Guideline," for the Justification of Zoning Change, the developer states, "Several properties fronting Taylorsville Rd have previously been granted approval for office retail uses where appropriate. We have taken into consideration the concerns of the surrounding property owners in the design of this project."

I do not believe the opinion of the surrounding property owners were taken into consideration. I have not met to a single person who is in support of commercial, office, or increased density residential developments at this location. I am also aware that all neighboring properties to this site are zoned as single family residential.

In the "Meeting Minutes," submitted to the city the developer clearly failed at listening and describing the concerns of local citizens. I am strongly opposed to anything except single family residential homes, shared driveways or cutting down the mature trees located along the perimeter of the development site. I am also opposed to any office or commercial zoning suggested for the main structure on this property.

Thank you and please help us preserve the character of our wonderful community!

Sincerely,



MARK Gammans  
4109 Martha Avenue  
Louisville, KY 40220

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the development site at 4208 Taylorsville Rd and I am attempting to play an integral role in preserving the character of the local community. The proposed development will impact all residents of the surrounding communities and I have concerns that I would like to have documented.

Under the Economic Growth and Sustainability Guideline in the Justification for Rezoning, the developer submitted the following documentation:

"This development furthers the goal of preserving the existing neighborhood while preserving an existing structure. No nuisances will be created and adjacent properties will not be adversely affected."


Thus far, the illegal dumping of 11 loads of dirt, trash, and rock has taken place which resulted in a stop work order by MSD. The dirt came from a 2<sup>nd</sup> development site being constructed by the developer. In addition, after the stop work order was placed, the developer cut down over 1000 square feet of vegetation on the property which resulted in a 2<sup>nd</sup> Stop Work Order issued by MSD.

A petition was submitted by the local community that contained all necessary signatures to hold a public hearing at an evening time at McMahan Firehouse, which is located within walking distance of the development site. Special permission was also received from the McMahan fire chief to ensure they could accommodate the local citizens group to express their opposition. The LDT meeting determined that having the hearing 20+ minutes away from the development site would be satisfactory and justified this with reasoning that I consider to be trivial at best. I can assure you that the relocation of this meeting comes provides clear advantage to the developer and will reduce the ability of the opposition to attend.

Representatives for the developer have also attended two public meetings. Meeting minutes were documented and rebuttals were expressed by the developer at the LDT meeting. The developer clearly misrepresented the opposition when submitting their minutes to the city and overstated their limited attempts to accommodate the neighboring community at the LDT meeting.

I am requesting that the city maintain the single family zoning status for this site.

Sincerely,

  
Teresa K. Cinnamon  
3102 Houston Blvd  
Louisville, KY 40220  
(502) 9109-4675

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development site listed above and wish to share my concerns.

There is a Guideline under the developer's Justification for Zoning Change that is titled "Mobility, Transportation, Circulation, Bicycle, Pedestrian, & Transit". Under this guideline, the developer states, "Sidewalks are located along Taylorsville Road thereby insuring an interconnected network for pedestrian access.

This statement is highly misleading if not false. There are no sidewalks in front of this portion of Taylorsville Road. The development map shows a sidewalk that connects to a bike lane located at the north property line. There is no interconnected pedestrian access for several hundred yards.

This is one of many misleading statements that was suggested in the Guidelines and noted in the Meeting Minutes that were submitted to the city by the developer. Many of the comments made by the developer disregard or down play the real opinion of the local community and this development fails to retain the character of the local community.

It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

Sincerely,



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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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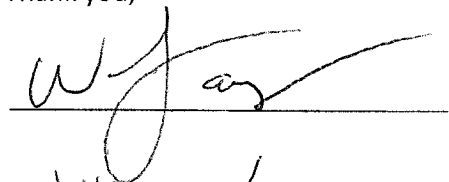
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I disagree with this statement. This site is completely surrounded by R4 residential units and is currently located outside of the commercial, office and medium residential areas located along Taylorsville Rd. I believe this proposal will have a long term negative impact on the local community as well as District 11. This does not fit within the of Cornerstone 2020 guidelines in regards to the economic impact to the neighboring community.

I do not support the rezoning change in this location. I believe that the developer is capable of constructing single family residential homes that are similar in scope and size of the surrounding neighborhood for a reasonable profit. The developer was perfectly fine with the R4 zoning when the property was purchased and rehabilitation of the existing home began. Single family housing would limit or improve the character of the local community if it was done the right way. I do not believe office buildings or condos fit within this particular locale.

Thank you,



William Lang  
3008 Michael Dr.  
Louisville, KY 40226

RECEIVED  
OCT 25 2015  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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In the "Development Center Guideline," the developer suggests, "The redevelopment of the existing building and reutilization of the property as office/residential will represent significant reinvestment along the Taylorsville Road corridor and will also encourage viability and renewed sense of place in the general neighborhood."

My opinion is quite strong since I live in the general neighborhood and am in complete disagreement with this statement. It is my belief that the developer is seeking to rezone the existing building as an office so they can take advantage of the Historic Site Tax Incentives associated with this zoning change.

It is my understanding that normal rezoning takes place during the purchase of a property and prior to any construction. This particular developer, purchased first, remodeled second, and is now looking to rezone the rehabilitated structure.

This does not encourage viability nor does it renew a sense of place in the neighborhood. I would like to see the city maintain the R4 zoning status on this site and feel that the developer has little to no interest in maintaining the character of the surrounding community.

The developer has been misleading in meetings and has repeatedly misquoted or misunderstood citizen concerns that were documented in the Meeting Minutes submitted to the city.

Thank you and please consider these concerns in your decision making.

Sincerely,

*Pat + Don Wainwright*  
*Don Wainwright*

Pat + Don Wainwright  
3006 Houston Blvd.  
Louisville, KY 40220

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OCT 25 2016  
PLANNING &  
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*We are very concerned with the possible zoning change. We are slowly losing our family neighborhoods to strip malls and other commercial establishments. We do not want this area to become another Dixie Highway.*

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident to the proposed development at 4208 Taylorsville Rd. This will affect me, and I wish to express my concerns.

In the developer's "Justification for Zoning," that was submitted to the city, they stated that, "This is a low density moderately priced condominium project that will provide housing for the growing medical community and meet other housing needs in the immediate area."

In a meeting, the developer stated that these condos would be valued at over \$200,000 each. Observation and local research shows similar condo units that are currently for sale have an average value around \$127,000. In addition, many of these units offer amenities such as swimming pool, tennis courts, brick exteriors, etc. All comparisons were within the District 11 area and many showed construction dates that were within the last 15 years. Prices compared were estimates which are typically 10-20% higher than the actual sale price of these units.

When the developer was questioned about their high valuations, they explained that they were legally allowed to take estimates from locations further east of the development site and avoided elaborating on any details.

I also disagree that the medical community needs additional housing of this type, within this area. Consistently, there are condo units and apartments in many locations throughout District 11 that are advertising and showing that unit are available.

I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,



Jerry Trautwein  
3101 Martin RD  
502-640-9776

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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I am a nearby resident of the development site that is being proposed at 4208 Taylorsville Rd. I am writing this to express concerns regarding 16ZONE1026.

In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

To me, this quote suggest a request to increase the proposed density of the R4 zone by 80-100%. I have not met anyone who considers this minimal. I am requesting that the R4 zoning status remain unchanged.

The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

*Ronald Lewis*  
*Angela Lewis* \_\_\_\_\_

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the development site at 4208 Taylorsville Rd and I am attempting to play an integral role in preserving the character of the local community. The proposed development will impact all residents of the surrounding communities and I have concerns that I would like to have documented.

Under the Economic Growth and Sustainability Guideline in the Justification for Rezoning, the developer submitted the following documentation:

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I am requesting that the city maintain the single family zoning status for this site.

Sincerely,



Jessica Duncan  
3129 Michael Dr.  
40220

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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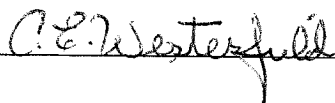
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I do not support the rezoning change in this location. I believe that the developer is capable of constructing single family residential homes that are similar in scope and size of the surrounding neighborhood for a reasonable profit. The developer was perfectly fine with the R4 zoning when the property was purchased and rehabilitation of the existing home began. Single family housing would limit or improve the character of the local community if it was done the right way. I do not believe office buildings or condos fit within this particular locale.

Thank you,

  
\_\_\_\_\_

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OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

Sincerely,

Judy Robison  
Judy Robison  
3113 Houston Blvd  
Lou Ky 40220  
502 394 9106

RECEIVED  
OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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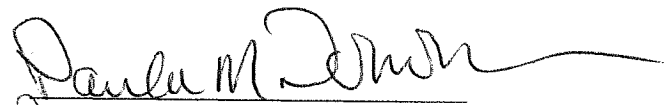
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The developer has been misleading in meetings and has repeatedly misquoted or misunderstood citizen concerns that were documented in the Meeting Minutes submitted to the city.

Thank you and please consider these concerns in your decision making.

Sincerely,

  
Paula M Donovan  
3010 Michael Drive  
Louisville, KY 40220  
502-552-2659

RECEIVED  
OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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I am requesting that the zoning change be denied and that this property remain single family residential. The density of the proposed residential area is too high and the office space does not fit into this general area. I believe this will have a negative impact on the surrounding communities.

Thank you.



Jon Duncan  
3129 Michael Dr  
40220

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OCT 20 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you and please consider these concerns in your decision making.

Sincerely,

  
Jody Duncan  
3129 Michael Dr  
40220

RECEIVED  
OCT 25 2016  
PLANNING &  
DESIGN SERVICES

16 ZONE 1026

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live in the same area as the development site proposed at 4208 Taylorsville Rd.

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Thank you,



MARTHA ATWELL  
3123 HEWITT AVE  
LOUISVILLE, KY 40220  
502-439-8850

RECEIVED  
OCT 20 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident of the development site that is being proposed at 4208 Taylorsville Rd. I am writing this to express concerns regarding 16ZONE1026.

In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

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The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,



David Jordan  
3007 Michael Dr.  
Louisville, KY 40220  
(502) 533-5360

RECEIVED  
OCT 24 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you,

*Jill Osborne Jordan*

Jill Osborne

3007 Michael Drive  
Louisville, KY 40220

(502) 481-3104

RECEIVED  
OCT 24 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development site listed above and wish to share my concerns.

There is a Guideline under the developer's Justification for Zoning Change that is titled "Mobility, Transportation, Circulation, Bicycle, Pedestrian, & Transit". Under this guideline, the developer states, "Sidewalks are located along Taylorsville Road thereby insuring an interconnected network for pedestrian access.

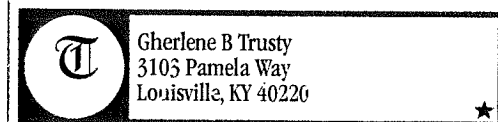
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This is one of many misleading statements that was suggested in the Guidelines and noted in the Meeting Minutes that were submitted to the city by the developer. Many of the comments made by the developer disregard or down play the real opinion of the local community and this development fails to retain the character of the local community.

It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

Sincerely,

*Gherlene B. Trusty*



459-6865

RECEIVED  
OCT 24 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident to the proposed development at 4208 Taylorsville Rd. This will affect me, and I wish to express my concerns.

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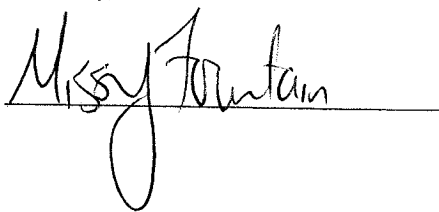
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When the developer was question about their high valuations, they explained that they were legally allowed to take estimates from locations further east of the development site and avoided elaborating on any details.

I also disagree that the medical community needs additional housing of this type, within this area. Consistently, there are condo units and apartments in many locations throughout District 11 that are advertising and showing that unit are available.

I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,



Missy Fountain  
3009 Michael Drive  
Louisville, KY 40220  
502-306-5797

RECEIVED  
OCT 24 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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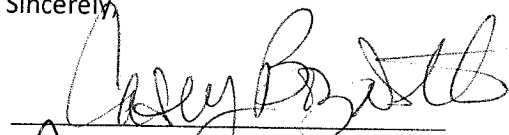
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This does not encourage viability nor does it renew a sense of place in the neighborhood. I would like to see the city maintain the R4 zoning status on this site and feel that the developer has little to no interest in maintaining the character of the surrounding community.

The developer has been misleading in meetings and has repeatedly misquoted or misunderstood citizen concerns that were documented in the Meeting Minutes submitted to the city.

Thank you and please consider these concerns in your decision making.

Sincerely,

  
Casey Bozarth  
3009 Michael Dr.  
Louisville, Ky. 40220

RECEIVED  
OCT 24 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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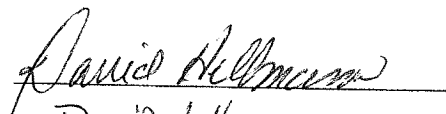
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I do not support the rezoning change in this location. I believe that the developer is capable of constructing single family residential homes that are similar in scope and size of the surrounding neighborhood for a reasonable profit. The developer was perfectly fine with the R4 zoning when the property was purchased and rehabilitation of the existing home began. Single family housing would limit or improve the character of the local community if it was done the right way. I do not believe office buildings or condos fit within this particular locale.

Thank you,

  
David Hellmann  
4208 Hewitt Ave.  
Louisville, Ky. 40220

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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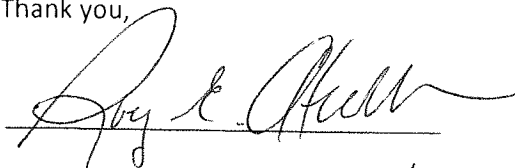
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Thank you,



3123 Hewitt Ave

Loc. Ky 40220

502-645-2515

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you,

*M. Carolyn Pharris*

M CAROLYN PHARRIS

3109 Houston Blvd

456-1739

**RECEIVED**  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,

  
3104<sup>6</sup> HOUSTON BLVD.  
Kelly Fleischer  
494-7359.

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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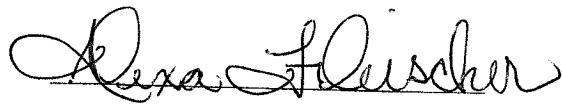
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Thank you,

  
3104 HUSTON RD.  
432 - 9864  
Alexa Fleischer

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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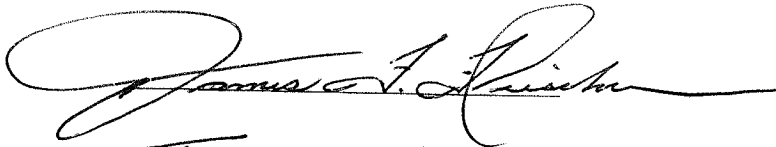
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Thank you,



James F. FLEISCHER

(502) 777-9189

3104 HOUSTON BLVD

40220

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you,

Janine Paul  
Janine Paul  
3161 HOUSTON BLVD.  
LOU KY 40220

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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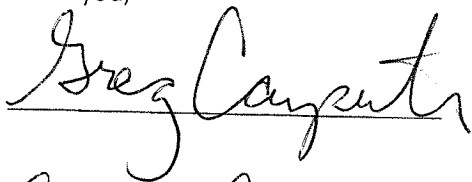
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Thank you,



Greg Carpenter  
3007 Houston Blvd.  
(502) 821-3207

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,

*Shelley Abraham*

Shelley Abraham

3107 Hewitt Ave

Louisville, KY 40220

RECEIVED

OCT 31 2016

PLANNING &

DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,

Bette Blue  
Bette H Blue  
3104 Hewitt Ave  
Low Ky 40220  
(502) 451-8929

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,

*James W. Myndier*

JAMES W. MYNDIER

4200 Hewitt Ave

459-7448

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Sincerely,

Mary Lou May  
MARY LOU MAY  
3132 HUNSINGER BLVD  
653 7241

**RECEIVED**  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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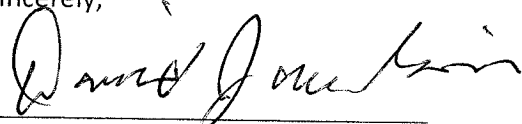
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It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

Sincerely,

---

DAVID J Wilson  
502-451-5571

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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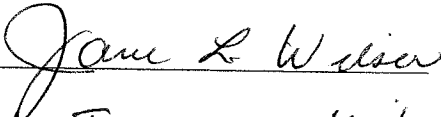
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Sincerely,

  
Jane K. Wilson  
3134 Honsinger Blvd  
Louisville, KY 40220  
572 451 5571

**RECEIVED**  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you and please consider these concerns in your decision making.

Sincerely,

*Patricia A. Meyer*  
Patricia A. Meyer  
PATRICIA A. MEYER  
3113 MICHAEL DRIVE  
502-473-0388

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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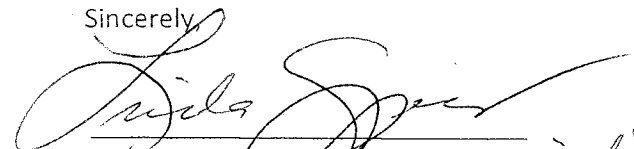
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This is one of many misleading statements that was suggested in the Guidelines and noted in the Meeting Minutes that were submitted to the city by the developer. Many of the comments made by the developer disregard or down play the real opinion of the local community and this development fails to retain the character of the local community.

It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

Sincerely,

  
4206 Taylorsville Rd.  
Louisville, Ky. 40220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident of the development site that is being proposed at 4208 Taylorsville Rd. I am writing this to express concerns regarding 16ZONE1026.

In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

To me, this quote suggest a request to increase the proposed density of the R4 zone by 80-100%. I have not met anyone who considers this minimal. I am requesting that the R4 zoning status remain unchanged.

The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

*Dean Donovan*  
*Dean Donovan*  
3010 Michael Dr  
Louisville KY 40220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

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In the developer's "Justification for Zoning," that was submitted to the city, they stated that, "This is a low density moderately priced condominium project that will provide housing for the growing medical community and meet other housing needs in the immediate area."

In a meeting, the developer stated that these condos would be valued at over \$200,000 each. Observation and local research shows similar condo units that are currently for sale have an average value around \$127,000. In addition, many of these units offer amenities such as swimming pool, tennis courts, brick exteriors, etc. All comparisons were within the District 11 area and many showed construction dates that were within the last 15 years. Prices compared were zestimates which are typically 10-20% higher than the actual sale price of these units.

When the developer was question about their high valuations, they explained that they were legally allowed to take estimates from locations further east of the development site and avoided elaborating on any details.

I also disagree that the medical community needs additional housing of this type, within this area. Consistently, there are condo units and apartments in many locations throughout District 11 that are advertising and showing that unit are available.

I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,

Joanne M. Phyak  
3137 Marlin Rd.  
Louisville, KY

40220-3505

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

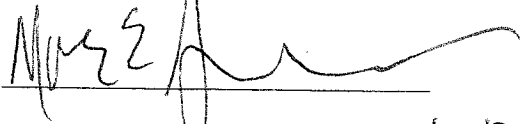
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Sincerely,



3131 Michael Dr.

RECEIVED  
OCT 31 2018  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development site listed above and wish to share my concerns.

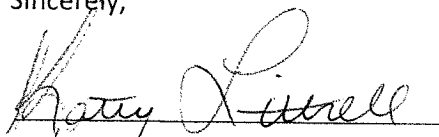
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This is one of many misleading statements that was suggested in the Guidelines and noted in the Meeting Minutes that were submitted to the city by the developer. Many of the comments made by the developer disregard or down play the real opinion of the local community and this development fails to retain the character of the local community.

It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

Sincerely,

  
Kathy Littrell  
7211 Kort way  
40220

RECEIVED  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Sincerely,

*Marijane Tom Allen*  
*3139 Marler Rd.*  
*Louisville, Ky 40220*

**RECEIVED**  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Brian Wade & Beth James  
3131 Michael Dr.  
Louisville, KY 40220  
x Brian Wade x \_\_\_\_\_

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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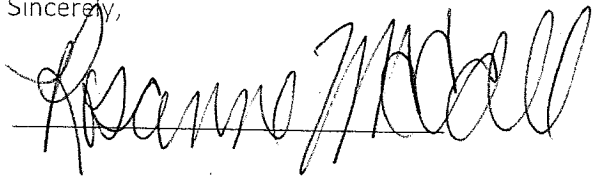
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Sincerely,

A handwritten signature in black ink, appearing to read "Romano McCall", written over a horizontal line.

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development site listed above and will be directly affected by the development. I am using this opportunity to express my displeasure with the proposal that has been submitted to the City of Louisville.

In the "Development Center Guideline," the developer suggests, "The redevelopment of the existing building and reutilization of the property as office/residential will represent significant reinvestment along the Taylorsville Road corridor and will also encourage viability and renewed sense of place in the general neighborhood."

My opinion is quite strong since I live in the general neighborhood and am in complete disagreement with this statement. It is my belief that the developer is seeking to rezone the existing building as an office so they can take advantage of the Historic Site Tax Incentives associated with this zoning change.

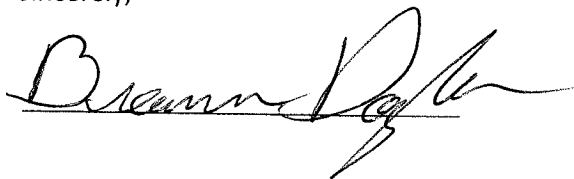
It is my understanding that normal rezoning takes place during the purchase of a property and prior to any construction. This particular developer, purchased first, remodeled second, and is now looking to rezone the rehabilitated structure.

This does not encourage viability nor does it renew a sense of place in the neighborhood. I would like to see the city maintain the R4 zoning status on this site and feel that the developer has little to no interest in maintaining the character of the surrounding community.

The developer has been misleading in meetings and has repeatedly misquoted or misunderstood citizen concerns that were documented in the Meeting Minutes submitted to the city.

Thank you and please consider these concerns in your decision making.

Sincerely,



RECEIVED  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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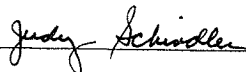
Under the "Compatibility Guideline," for the Justification of Zoning Change, the developer states, "Several properties fronting Taylorsville Rd have previously been granted approval for office retail uses where appropriate. We have taken into consideration the concerns of the surrounding property owners in the design of this project."

I do not believe the opinion of the surrounding property owners were taken into consideration. I have not met to a single person who is in support of commercial, office, or increased density residential developments at this location. I am also aware that all neighboring properties to this site are zoned as single family residential.

In the "Meeting Minutes," submitted to the city the developer clearly failed at listening and describing the concerns of local citizens. I am strongly opposed to anything except single family residential homes, shared driveways or cutting down the mature trees located along the perimeter of the development site. I am also opposed to any office or commercial zoning suggested for the main structure on this property.

Thank you and please help us preserve the character of our wonderful community!

Sincerely,

  
\_\_\_\_\_

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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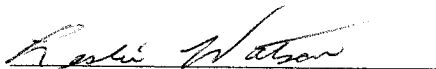
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Sincerely,

  
\_\_\_\_\_

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

AARON LARKIN  
4206 Taylorsville Rd.  
Louisville, Ky, 40220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I own a nearby resident to the proposed development site at 4208 Taylorsville Rd. I wish to voice my opinion on this matter.

The developer is quoted as saying, "The proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve the existing structure that may be eligible for the National Historic Register." This was submitted to the city under the Open Space Natural Areas and Scenic and Historic Resources Guideline of the Justification for Zoning Change.

It is my belief that the developer will seek Historic Registry status on the main structure and apply for National Registry tax incentives on the rehabilitation costs associated with remodeling after the property is rezoned for office space. There is a clear advantage to the developer at the detriment to neighboring citizens. I believe the OR1 zoning request is a precursor to what will snowball into a spot zoning situation.

I am requesting that the zoning change be denied and that this property remain single family residential. The density of the proposed residential area is too high and the office space does not fit into this general area. I believe this will have a negative impact on the surrounding communities.

Thank you.

Karla Larkin  
4206 Taylorsville Road  
Louisville, Ky. 40220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development at 4208 Taylorsville Rd. I am writing this to inform you of my concerns regarding 16ZONE1026.

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Thank you and please help us preserve the character of our wonderful community!

Sincerely,

*Cindy Manning*  
CINDY MANNING

---

3118 MARLIN RD  
City 40220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you and please help us preserve the character of our wonderful community!

Sincerely,

*Linda Spear*  
*4206 Taylorsville Rd.*  
*Taylorsville, Ky. 40220*

**RECEIVED**

OCT 31 2015

PLANNING &  
DESIGN SERVICES

August 24, 2016 ← Typed  
Oct 27, 2016 ← mailed

Ms. Julia Williams  
444 So. 5<sup>th</sup> Street  
Suite 300  
Louisville, Kentucky 40202

Re: Rezoning Case #16ZONE1026

Dear Ms. Williams

My family and I live next door to 4208 Taylorsville Road. Most recently a building at 4208 had "lead paint" washed off. The paint was not controlled and was blown in all direction including my property and neighbors.

The paint was analyzed and determined to be lead paint. The paint is on the ground and trees.

This proposed development includes removing trees and disturbing the contour of the land. Should this happen, the paint will again be in the air and we will again be exposed. Don't you agree once is enough?

Additionally, since lead paint was blown off the spray paint (uncontrolled) process began. The dirt and trees are now exposed to lead paint, new point.

Should development be allowed, Houston Acres would be exposed to old and new paint, both of which are deadly.

Surface water could wash these two paints into public waterways. The entire water run-off is directed to Houston Acres residents.

Sincerely,

*Ken Spears*

KEN SPEARS

**RECEIVED**

OCT 31 2016

PLANNING &

DESIGN SERVICES

copy:file

P.S. I have waited ~~99~~ weeks after typing this letter before mailing it. I wanted to see if my wife and I would have any adverse effects from breathing this lead paint dust ~~that~~ the developers put into the air. We have!!! We have both developed a lingering cough and if it continues, we plan to get medical examinations, which may include ~~the~~ blood testing for lead exposure!!!

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I own a nearby resident to the proposed development site at 4208 Taylorsville Rd. I wish to voice my opinion on this matter.

The developer is quoted as saying, "The proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve the existing structure that may be eligible for the National Historic Register." This was submitted to the city under the Open Space Natural Areas and Scenic and Historic Resources Guideline of the Justification for Zoning Change.

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I am requesting that the zoning change be denied and that this property remain single family residential. The density of the proposed residential area is too high and the office space does not fit into this general area. I believe this will have a negative impact on the surrounding communities.

Thank you.

Araron Larkin  
4206 Taylorsville Rd.  
Louisville, Ky 40220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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I also disagree that the medical community needs additional housing of this type, within this area. Consistently, there are condo units and apartments in many locations throughout District 11 that are advertising and showing that unit are available.

I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,

Henry Spear  
4206 Taylorsville Rd,  
Louisville, Ky. 40220  
CORNER OF HUSTON BLVD + TAYLORSVILLE RD,

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Sincerely,

Ken Spear

4206 Taylorsville Rd.  
(corner of Huston Blvd. + Taylorsville Rd.)

RECEIVED  
OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Sincerely,

Jamie Bonawitz  
JAMIE BONAWITZ  
3009 HOUSTON BLVD.  
Louisville, Ky  
40220

RECEIVED  
OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

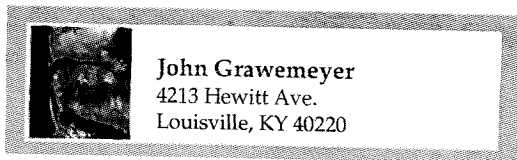
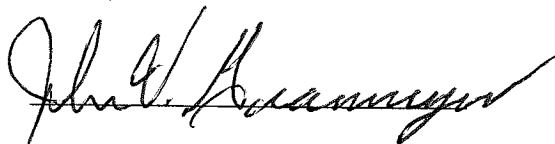
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Thank you.



RECEIVED  
OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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I live near the proposed development site listed above and wish to share my concerns.

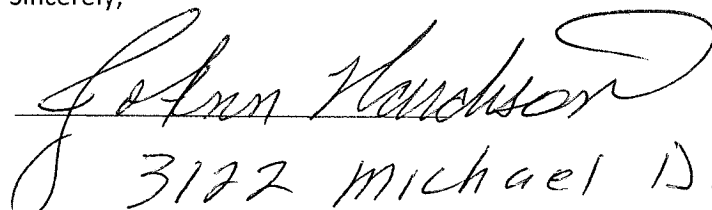
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This statement is highly misleading if not false. There are no sidewalks in front of this portion of Taylorsville Road. The development map shows a sidewalk that connects to a bike lane located at the north property line. There is no interconnected pedestrian access for several hundred yards.

This is one of many misleading statements that was suggested in the Guidelines and noted in the Meeting Minutes that were submitted to the city by the developer. Many of the comments made by the developer disregard or down play the real opinion of the local community and this development fails to retain the character of the local community.

It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

Sincerely,

  
3122 Michael Dr.  
Louisville, KY 40220

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OCT 28 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

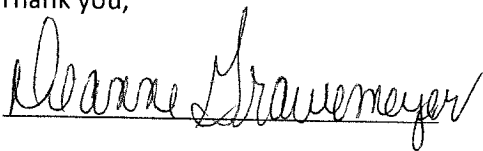
I live in the same area as the development site proposed at 4208 Taylorsville Rd.

In the "Community Form Guideline," the developer is quoted as saying, "Changes in use from single family to multi family or office is permitted at the interface between commercial nodes and residential uses provided the orientation, design, scale and location of the proposed development are compatible with surrounding uses."

I disagree with this statement. This site is completely surrounded by R4 residential units and is currently located outside of the commercial, office and medium residential areas located along Taylorsville Rd. I believe this proposal will have a long term negative impact on the local community as well as District 11. This does not fit within the of Cornerstone 2020 guidelines in regards to the economic impact to the neighboring community.

I do not support the rezoning change in this location. I believe that the developer is capable of constructing single family residential homes that are similar in scope and size of the surrounding neighborhood for a reasonable profit. The developer was perfectly fine with the R4 zoning when the property was purchased and rehabilitation of the existing home began. Single family housing would limit or improve the character of the local community if it was done the right way. I do not believe office buildings or condos fit within this particular locale.

Thank you,



Deanne Grawemeyer  
4213 Hewitt Ave.  
Louisville, KY 40220

RECEIVED  
OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development at 4208 Taylorsville Rd. I am writing this to inform you of my concerns regarding 16ZONE1026.

Under the "Compatibility Guideline," for the Justification of Zoning Change, the developer states, "Several properties fronting Taylorsville Rd have previously been granted approval for office retail uses where appropriate. We have taken into consideration the concerns of the surrounding property owners in the design of this project."

I do not believe the opinion of the surrounding property owners were taken into consideration. I have not met to a single person who is in support of commercial, office, or increased density residential developments at this location. I am also aware that all neighboring properties to this site are zoned as single family residential.

In the "Meeting Minutes," submitted to the city the developer clearly failed at listening and describing the concerns of local citizens. I am strongly opposed to anything except single family residential homes, shared driveways or cutting down the mature trees located along the perimeter of the development site. I am also opposed to any office or commercial zoning suggested for the main structure on this property.

Thank you and please help us preserve the character of our wonderful community!

Sincerely,

*Mildred C. Pharris*

MILDRED C. PHARRIS  
3109 Houston Blvd.  
Louisville, KY 40220

RECEIVED  
OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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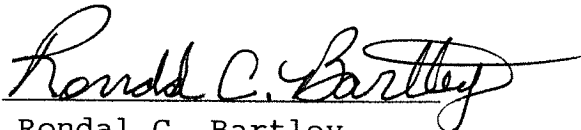
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Thank you and please help us preserve the character of our wonderful community!

Sincerely,



Rondal C. Bartley  
4205 Hewitt Avenue  
Louisville, KY 40220

PS...I have lived in Houston Acres since 1971! I don't want the setting and nature of our city changed.

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OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,

Matalie Eckerle  
3120 Michael Dr  
Louisville, Ky 40220

RECEIVED  
OCT 28 2016  
PLANNING &  
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Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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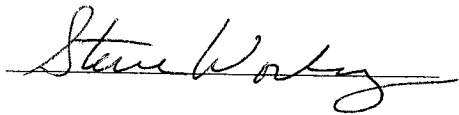
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The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,



RECEIVED  
OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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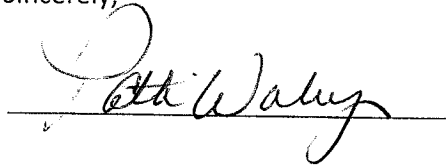
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Sincerely,

A handwritten signature in cursive script, appearing to read "P. W. Walby", is written over a horizontal line.

RECEIVED  
OCT 28 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Sincerely,



*Resident - City of Houston Acres*

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NOV 02 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Sincerely,

Donna Schabel  
Resident - City of Houston Acres



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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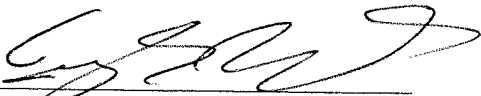
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Sincerely,



Tyler Vitale  
3112 Hewitt Ave.  
Louisville, KY 40220

**RECEIVED**  
NOV 09 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Sincerely,

Ms. Mildred Sales

**RECEIVED**  
NOV 01 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the development site at 4208 Taylorsville Rd and I am attempting to play an integral role in preserving the character of the local community. The proposed development will impact all residents of the surrounding communities and I have concerns that I would like to have documented.

Under the Economic Growth and Sustainability Guideline in the Justification for Rezoning, the developer submitted the following documentation:

“This development furthers the goal of preserving the existing neighborhood while preserving an existing structure. No nuisances will be created and adjacent properties will not be adversely affected.”

Thus far, the illegal dumping of 11 loads of dirt, trash, and rock has taken place which resulted in a stop work order by MSD. The dirt came from a 2<sup>nd</sup> development site being constructed by the developer. In addition, after the stop work order was placed, the developer cut down over 1000 square feet of vegetation on the property which resulted in a 2<sup>nd</sup> Stop Work Order issued by MSD.

A petition was submitted by the local community that contained all necessary signatures to hold a public hearing at an evening time at McMahon Firehouse, which is located within walking distance of the development site. Special permission was also received from the McMahon fire chief to ensure they could accommodate the local citizens group to express their opposition. The LDT meeting determined that having the hearing 20+ minutes away from the development site would be satisfactory and justified this with reasoning that I consider to be trivial at best. I can assure you that the relocation of this meeting comes provides clear advantage to the developer and will reduce the ability of the opposition to attend.

Representatives for the developer have also attended two public meetings. Meeting minutes were documented and rebuttals were expressed by the developer at the LDT meeting. The developer clearly misrepresented the opposition when submitting their minutes to the city and overstated their limited attempts to accommodate the neighboring community at the LDT meeting.

I am requesting that the city maintain the single family zoning status for this site.

Sincerely,



**RECEIVED**  
NOV 07 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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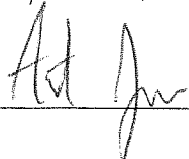
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The developer is quoted as saying, "The proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve the existing structure that may be eligible for the National Historic Register." This was submitted to the city under the Open Space Natural Areas and Scenic and Historic Resources Guideline of the Justification for Zoning Change.

It is my belief that the developer will seek Historic Registry status on the main structure and apply for National Registry tax incentives on the rehabilitation costs associated with remodeling after the property is rezoned for office space. There is a clear advantage to the developer at the detriment to neighboring citizens. I believe the OR1 zoning request is a precursor to what will snowball into a spot zoning situation.

I am requesting that the zoning change be denied and that this property remain single family residential. The density of the proposed residential area is too high and the office space does not fit into this general area. I believe this will have a negative impact on the surrounding communities.

Thank you.

  
Austin Jones

RECEIVED  
NOV 07 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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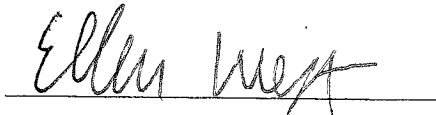
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Sincerely,

  
\_\_\_\_\_

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NOV 01 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident to the proposed development at 4208 Taylorsville Rd. This will affect me, and I wish to express my concerns.

In the developer's "Justification for Zoning," that was submitted to the city, they stated that, "This is a low density moderately priced condominium project that will provide housing for the growing medical community and meet other housing needs in the immediate area."

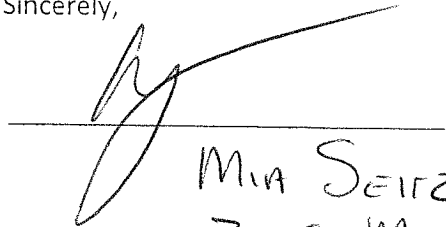
In a meeting, the developer stated that these condos would be valued at over \$200,000 each. Observation and local research shows similar condo units that are currently for sale have an average value around \$127,000. In addition, many of these units offer amenities such as swimming pool, tennis courts, brick exteriors, etc. All comparisons were within the District 11 area and many showed construction dates that were within the last 15 years. Prices compared were estimates which are typically 10-20% higher than the actual sale price of these units.

When the developer was questioned about their high valuations, they explained that they were legally allowed to take estimates from locations further east of the development site and avoided elaborating on any details.

I also disagree that the medical community needs additional housing of this type, within this area. Consistently, there are condo units and apartments in many locations throughout District 11 that are advertising and showing that unit are available.

I wish to conclude by stating that I am in strong opposition to the rezoning of this property.

Sincerely,



MIA SEITZ  
3105 MICHAEL DR  
LOUISVILLE KY 40220

**RECEIVED**  
NOV 07 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Sincerely,


3126 MARLIN RD  
LOUISVILLE, KY. 40220

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Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Sincerely,



Tom Clouster  
4307 MANITA AVE  
LOU KY 40220

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Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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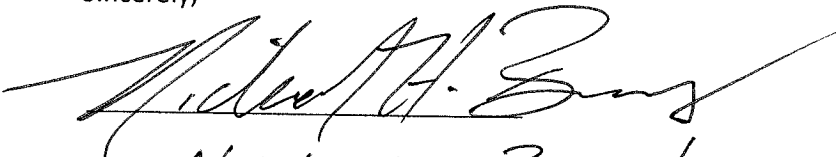
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Sincerely,

  
NICHOLAS Brumley  
3121 Michael Dr.  
Louisville, Ky. 40220

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NOV 01 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you.

M. Joelle Schlotter

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NOV 07 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Sincerely,

Ronda Seay  
4307 Marotta Ave  
Louisville Ky 40220

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Julia Williams  
444 S 5<sup>th</sup> Street  
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Louisville, KY 40202

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Louisville, KY 40202

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This is one of many misleading statements that was suggested in the Guidelines and noted in the Meeting Minutes that were submitted to the city by the developer. Many of the comments made by the developer disregard or down play the real opinion of the local community and this development fails to retain the character of the local community.

It is my opinion that the city should reject the zoning change request in addition to waivers and variances for any development that takes place on this property. I would like for this site to remain single family residential.

*Thank you,  
Mary M. Faulhaber*

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DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

To me, this quote suggest a request to increase the proposed density of the R4 zone by 80-100%. I have not met anyone who considers this minimal. I am requesting that the R4 zoning status remain unchanged.

The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

Marie A. O'Neill

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

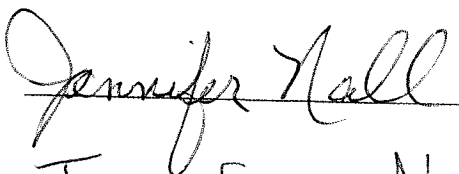
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I do not support the rezoning change in this location. I believe that the developer is capable of constructing single family residential homes that are similar in scope and size of the surrounding neighborhood for a reasonable profit. The developer was perfectly fine with the R4 zoning when the property was purchased and rehabilitation of the existing home began. Single family housing would limit or improve the character of the local community if it was done the right way. I do not believe office buildings or condos fit within this particular locale.

Thank you,



Jennifer Nall

3102 Hewitt Avenue

Louisville KY 40220

(502) 817-8694

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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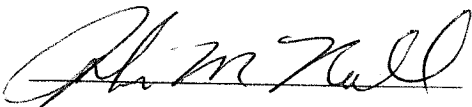
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Thank you,

  
John M. Nall  
3102 Hewitt Ave.  
502-817-3122

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the proposed development site listed above and will be directly affected by the development. I am using this opportunity to express my displeasure with the proposal that has been submitted to the City of Louisville.

In the "Development Center Guideline," the developer suggests, "The redevelopment of the existing building and reutilization of the property as office/residential will represent significant reinvestment along the Taylorsville Road corridor and will also encourage viability and renewed sense of place in the general neighborhood."

My opinion is quite strong since I live in the general neighborhood and am in complete disagreement with this statement. It is my belief that the developer is seeking to rezone the existing building as an office so they can take advantage of the Historic Site Tax Incentives associated with this zoning change.

It is my understanding that normal rezoning takes place during the purchase of a property and prior to any construction. This particular developer, purchased first, remodeled second, and is now looking to rezone the rehabilitated structure.

This does not encourage viability nor does it renew a sense of place in the neighborhood. I would like to see the city maintain the R4 zoning status on this site and feel that the developer has little to no interest in maintaining the character of the surrounding community.

The developer has been misleading in meetings and has repeatedly misquoted or misunderstood citizen concerns that were documented in the Meeting Minutes submitted to the city.

Thank you and please consider these concerns in your decision making.

Sincerely,

*James E Graft*  
James E GRAFT  
3108 MARLIN RD.  
502-451-6934

*Carlene Graft*  
CARLENE GRAFT  
3108 Marlin Rd  
502-451-6934

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OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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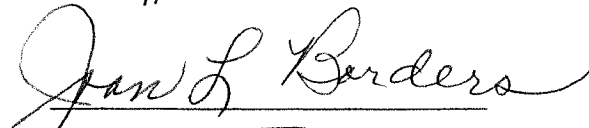
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Thank you and please consider these concerns in your decision making.

Sincerely,

  
JOAN L. BORDERS

3111 MICHAEL DR.  
LOUISVILLE, KY 40220  
(502) 459-5085

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you and please consider these concerns in your decision making.

Sincerely,

Donna Stottmann  
Donna Stottmann  
3112 Michael Dr.  
Lou. KY 40220  
502-889-5422

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you and please consider these concerns in your decision making.

Sincerely, KAREN M BREWER

Karen M Brewer

3112 HUNSINGER BLVD  
LOUISVILLE KY 40226  
502-459-1243

RECEIVED

OCT 31 2016

PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you and please consider these concerns in your decision making.

Sincerely,

FINLEY C CORNETT

  
3114 MICHAEL DRIVE  
(502) 456-9265

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Thank you,

Mary Nicklies Mary Nicklies  
3001 Haunton Blvd  
458-4654

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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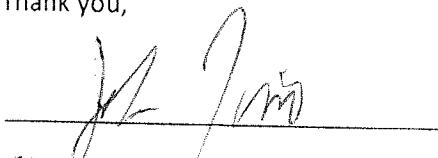
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Thank you,



4207 MARTHA AVE -  
Louisville, Ky 40220  
608-7272

John Tins

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,



ANNA FINK  
4207 MARTIN A AVE  
LOUISVILLE KY 40206  
718-52210

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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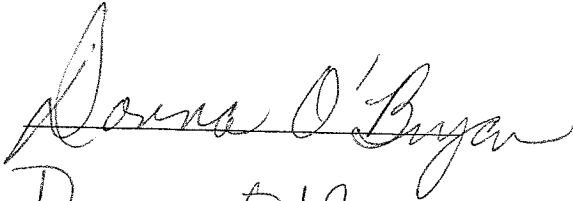
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In the "Meeting Minutes," submitted to the city the developer clearly failed at listening and describing the concerns of local citizens. I am strongly opposed to anything except single family residential homes, shared driveways or cutting down the mature trees located along the perimeter of the development site. I am also opposed to any office or commercial zoning suggested for the main structure on this property.

Thank you and please help us preserve the character of our wonderful community!

Sincerely,

  
Donna O'Bryan  
3100 Hewitt Ave  
Louisville Ky 40220  
502-459-3541

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,

Molly Clark

Molly Clark

(502) 389-9066

4207 Hewitt Avenue

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you,



Donna Zinser Clark  
4207 Hewitt Ave.  
Louisville, KY 40220  
502/592-3367

RECEIVED  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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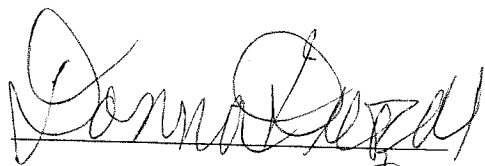
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Thank you and please help us preserve the character of our wonderful community!

Sincerely,



Donna Duva II  
3124 Houston Blvd  
40220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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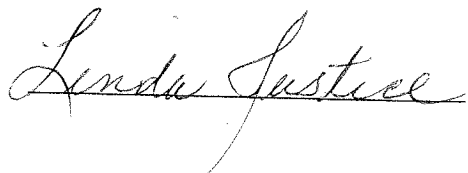
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Sincerely,



LINDA Y. JUSTICE  
3105 HEWITT AVE

513 485-0220

**RECEIVED**  
OCT 31 2016  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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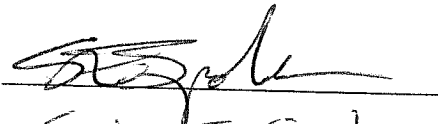
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The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,



Sorin E. Spohn

4212 Dolphin Rd.  
Louisville, KY 40220

**RECEIVED**  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I own a nearby resident to the proposed development site at 4208 Taylorsville Rd. I wish to voice my opinion on this matter.

The developer is quoted as saying, "The proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve the existing structure that may be eligible for the National Historic Register." This was submitted to the city under the Open Space Natural Areas and Scenic and Historic Resources Guideline of the Justification for Zoning Change.

It is my belief that the developer will seek Historic Registry status on the main structure and apply for National Registry tax incentives on the rehabilitation costs associated with remodeling after the property is rezoned for office space. There is a clear advantage to the developer at the detriment to neighboring citizens. I believe the OR1 zoning request is a precursor to what will snowball into a spot zoning situation.

I am requesting that the zoning change be denied and that this property remain single family residential. The density of the proposed residential area is too high and the office space does not fit into this general area. I believe this will have a negative impact on the surrounding communities.

Thank you.

*Evelyn R. Harth*  
Evelyn R. Harth  
4222 Delphin Rd,  
454-4303

RECEIVED  
OCT 31 2015  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Thank you.

Paul W. Faulhaber

**RECEIVED**  
NOV 03 2016  
PLANNING &  
DESIGN SERVICES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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Sincerely,



CHARLIE WOOLDRIDGE  
3017 McMAHAN BLVD.  
LOUISVILLE KY 40220

RECEIVED  
NOV 03 2014  
PLANNING &  
DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident of the development site that is being proposed at 4208 Taylorsville Rd. I am writing this to express concerns regarding 16ZONE1026.

In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

To me, this quote suggest a request to increase the proposed density of the R4 zone by 80-100%. I have not met anyone who considers this minimal. I am requesting that the R4 zoning status remain unchanged.

The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

Mary S. Bomar

MARY S. BOMAR  
4205 Martha Lee  
Louisville, Ky 40220

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PLANNING &  
DESIGN SERVICES



# OPPOSED TO ZONING CHANGE

## 4208 TAYLORSVILLE ROAD

I am opposed to the re-zoning and I want to keep the zoning as it is now R-4.  
Re-zoning is not in the best interests of the community for many reasons.

Date	Print Name	Sign Name	Address	Zip
10/20/16	Robert Bennett	[Signature]	3127 Hunsinger Blvd	
10/30/16	Adriane Hoffman	[Signature]	3005 Houston Blvd	40220
10/31/16	Betty Holton	Betty Holton	3112 Marlin Rd	40220
10/31/16	Maurine Nordmann	[Signature]	3000 McMahan Blvd	
10/31/16	Adolph Oldach	Adolph Oldach	3103 Melanie way	
10-31-16	Ray Kaelin	Ray Kuelin	3126 Hunsinger Blvd	
10-31-16	Jeremy Kuelin	Jeremy Kuelin	3126 Hunsinger Blvd	
10-31-16	Nancy P. McClure	Nancy P. McClure	3134 Michael Drive	
10/31/16	DANIEL T. MCCLURE	Daniel McClure	3134 MICHAEL DR	40220
10-31-16	MARLENE BRENNER	Marlene Brenner	3110 Houston Blvd	40220
10-31-16	Marcia Allen	Marcia Allen	3139 Marlin Rd	40220
10/31/16	Tam Allen	Tam Allen	3139 Marlin Rd.	40220
10/31/16	BROOK Holton	Brook Holton	3112 Marlin Rd	40220
10/31/16	William Lang	[Signature]	3008 Midway Dr	40220
10/31/16	Sarah Lang	[Signature]	3008 Michael Dr	40220
10/31/16	Gregory Wild	[Signature]	7703 Blounts Cr.	40220
10/31/16	[Signature]	Jen Wilson	Martha Ave	40220
10/31/16	MARY JO ABER	Mary Jo Aber	4209 / MARTHA AVE.	
10/31/16	Emma Beida	Emma Beida	4209 Martha Ave	
10/31/16	Susan Rock	Susan Rock	3100 Michael Dr.	
10-31-16	Kim M Rock	Kim M Rock	3100 Michael Dr.	
10/31/16	Taryn Fock	Taryn Fock	3100 Michael Dr.	

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# OPPOSED TO ZONING CHANGE

## 4208 TAYLORSVILLE ROAD

I am opposed to the re-zoning and I want to keep the zoning as it is now R-4.  
Re-zoning is not in the best interests of the community for many reasons.

Date	Print Name	Sign Name	Address	Zip
10-30-16	Dean Donovan	Dean Donovan	3010 Michael Dr	40220
10-30-16	JOHN GAITHER	John Gaither	3136 MARLIN RD	40220
10-30-16	Kristina Able	Kristina Able	4216 Hewitt Ave	
10-30-16	Covey Able	Covey Able	4216 HEWITT AVE	
10-30-16	Judy Robison	Judy Robison	3113 Houston Blvd	
10-30-16	Robert Bennett	Robert Bennett	3127 Hunsinger Blvd	
10-30-16	Teri Bennett	Teri Bennett	3127 Hunsinger Blvd	
3009 2016	Jane L. Wilson	Jane L. Wilson	3134 Hunsinger Blvd	40220
10/30/16	DAVID J Wilson	David J Wilson	3134 Hunsinger Blvd	
10/30/16	PAUL FAULHABER	Paul Faulhaber	3117 Houston Blvd	
10/30/16	Mary Faulhaber	Mary Faulhaber	3117 Houston Blvd	
10/30/16	Shawn SALES	Shawn Sales	3008 Michael Dr,	40220
10-30-16	Ken Spear	Ken Spear	4206 Taylorsville Rd	
10-30-16	Linda Spear	Linda Spear	4206 Taylorsville Rd	
10-30-16	David Jordan	David Jordan	3007 Michael Dr.	
10-30-16	Jill Osborne	Jill Osborne	3007 Michael Dr.	
10-30-16	Dylan Bradford	Dylan Bradford	3606 Sudbury Ln	
10-30-16	Paula Donovan	Paula Donovan	3010 Michael Dr.	40220
10-31-16	Todd Millett	Todd Millett	3104 Michael Dr.	40220
10-31-16	Wen Seitz	Wen Seitz	3105 Michael Dr	40220
10-31-16	Kaj Seitz	Kaj Seitz	3105 Michael Dr	40220
10-31-16	Kaj Seitz	Kaj Seitz	3109 Michael Dr	40220

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# OPPOSED TO ZONING CHANGE

## 4208 TAYLORSVILLE ROAD

I am opposed to the re-zoning and I want to keep the zoning as it is now R-4.  
Re-zoning is not in the best interests of the community for many reasons.

Date	Print Name	Sign Name	Address	Zip
10/31	Brett Holton	<i>[Signature]</i>	3112 Martin Rd	40220
10/31	Kallin Black	<i>[Signature]</i>	3120 Martin Rd	40220
11/1	John Herndon	<i>[Signature]</i>	3020 McMahan	40220
11/1	Mark Murphy	<i>[Signature]</i>	3105 Melanie Way	40220
11/1	John Murphy	<i>[Signature]</i>	3105 Melanie Way	40220
11/1	Carol Smith	Carol Smith	3700 Sudbury Ln	40220
11-1	Doree Duvvann	<i>[Signature]</i>	3010 Michael Dr	40220
11/1	George Frazier, SA	<i>[Signature]</i>	3127 Hewitt Ave	40220
11-1	Perry Neutz	<i>[Signature]</i>	3114 Houston Blvd	40220
11-1	Vincent Schweinhart	<i>[Signature]</i>	3104 Martha Ct	
11/1	PTL AUBREO	<i>[Signature]</i>	3022 Houston Blvd	
11/1	Tom STUTTS	<i>[Signature]</i>	3102 Marlin Rd	40220
11/1	Beth James	<i>[Signature]</i>	3131 Michael Dr.	40220
11/1	Brian Wade	<i>[Signature]</i>	3131 Michael Dr.	
11/1	Jacob Cooley	<i>[Signature]</i>	4304 Michael Way	
11/1	Diana Fulmer	<i>[Signature]</i>	3132 Michael Dr.	
11/1	Angie Lewis	<i>[Signature]</i>	3103 Martha Ct.	
11/1	Edward Lewis	<i>[Signature]</i>	3103 MARTHA Ct.	
11/1	Millie Peters	<i>[Signature]</i>	3115 Hewitt Ave	
11/1	Joe Budnick	<i>[Signature]</i>		
11/1	Martha Atwell	<i>[Signature]</i>	3123 Hewitt Ave	
	ROSEMARY ADAMS	R. Adams	607 PENNYROYAL	

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# OPPOSED TO ZONING CHANGE

## 4208 TAYLORSVILLE ROAD

I am opposed to the re-zoning and I want to keep the zoning as it is now R-4.  
Re-zoning is not in the best interests of the community for many reasons.

Date	Print Name	Sign Name	Address	Zip
10-31	Shawna Spellman	Shawna Spellman	3104 Hunsinger	40220
10-31	Jeni Boone	Jeni Boone	3106 Hunsinger	40220
10-31	JONATHAN BOOME	Jeni Boone	3106 HUNSINGER	40220
10-31	MARYANN BREWER	Mary Brewer	3112 Hunsinger	40220
10-31	Stephanie Schaefer	Stephanie Schaefer	1012 Regal Springs Dr.	
10-31	KAREN BREWER	Karen Brewer	3112 HUNSINGER BLVD	40220
10/31	Brian Brewer	Brian Brewer	4315 Lone Rd	40220
10/31	Donna Schabel	Donna Schabel	3113 Hunsinger Blvd	40220
10/31	Jessica Denson	Jessica Denson	4303 McNeal Way	40220
10/31	Chad Bosting	Chad Bosting	4303 Michael Way	40220
10/31	Debra Denson	Debra Denson	4303 Michael Way	40220
10-31	Terrence Moran	Terrence Moran	3122 Hunsinger Blvd	
10/31	Ronie Denson	Ronie Denson	3122 Hunsinger Blvd	
10/31	Lisa Terrell	Lisa Terrell	3129 Hunsinger Blvd.	
10/31	Scott Medley	Scott Medley	4218 Hewitt Ave	
10/31	Berley Medley	Berley Medley	4218 Hewitt Ave	
10/31	Megan Resch	Megan Resch	4218 Dolphin Rd	
10/31	Bryan Paris	Bryan Paris	4218 Dolphin Rd	
10/31	Cecil White	Cecil White	4212 Hewitt Ave	
10/31	Kelly Graybeal	Kelly Graybeal	3133 Martin Rd	40220
10/31	Brittany Wyatt	Brittany Wyatt	3133 Martin Rd	40220

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# OPPOSED TO ZONING CHANGE

## 4208 TAYLORSVILLE ROAD

I am opposed to the re-zoning and I want to keep the zoning as it is now R-4.  
 Re-zoning is not in the best interests of the community for many reasons.

Date	Print Name	Sign Name	Address	Zip
10-31-16	Mick McKepner	Mick McKepner	3105 Michael Dr.	40220
10-31-16	Timothy Lee	Timothy Lee	3107 Michael Dr	40220
10/31/16	JASON Schwedee	JASON Schwedee	3101 Hewitt Ave	
10/31/16	Kim Schwedee	Kim Schwedee	3101 Hewitt Ave	
10/31/16	Missy Fountain	Missy Fountain	3009 Michael Drive	40220
10/31/16	Lori Bassett	Lori Bassett	3103 Houston Blvd	
10/31/16	Maurice Bassett	M. Bassett	3103 Houston Blvd	
10/31/16	Alex Miller	Alex Miller	3103 Houston Blvd	
10/31/16	Stephanie Crable	Stephanie Crable	3100 Houston Blvd	
10/31/16	Donald Brooks	DONALD BROOKS	4208 MARTHA AVE	
10/31/16	PAT BROOKS	Pat Brooks	4208 Martha Ave	
10-31	John Tino	John Tino	4207 Martha Ave	
10-31	ANTONIO	ANTONIO	4207 Martha Ave	
10-31-16	ED GROVE	Ed Grove	3101 Michael Dr.	40220
10/31	CHARLES BARTMAN	Charles Bartman	4302 MARTHA AVE	
10/31	BONNIE BARTMAN	Bonnie Bartman	4302 MARTHA AVE	
10-31	Dolores FAYST	Dolores Fayst	3009 Rosemont Ct	40220
10/31	M. C. Miller	M. C. Miller	4305 MARVA AVE	
10/31	Tom Housh	Tom Housh	4307 MARVA AVE	40220
10/31	RONNA SEAY	R Seay	4307 MARTHA	40220
10-31	Mudiara Solbana	Mudiara Solbana	3121 Hunsinger	40220
	BETTY CAMPBELL	Betty Campbell	3103 Hunsinger Blvd	

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PLANNING &

RESOURCES



Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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RE: CASE #16ZONE1026

Dear Ms. Williams,

I live near the development site at 4208 Taylorsville Rd and I am attempting to play an integral role in preserving the character of the local community. The proposed development will impact all residents of the surrounding communities and I have concerns that I would like to have documented.

Under the Economic Growth and Sustainability Guideline in the Justification for Rezoning, the developer submitted the following documentation:

"This development furthers the goal of preserving the existing neighborhood while preserving an existing structure. No nuisances will be created and adjacent properties will not be adversely affected."

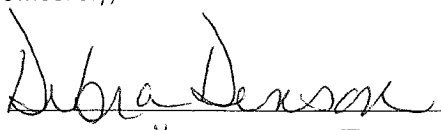
Thus far, the illegal dumping of 11 loads of dirt, trash, and rock has taken place which resulted in a stop work order by MSD. The dirt came from a 2<sup>nd</sup> development site being constructed by the developer. In addition, after the stop work order was placed, the developer cut down over 1000 square feet of vegetation on the property which resulted in a 2<sup>nd</sup> Stop Work Order issued by MSD.

A petition was submitted by the local community that contained all necessary signatures to hold a public hearing at an evening time at McMahon Firehouse, which is located within walking distance of the development site. Special permission was also received from the McMahon fire chief to ensure they could accommodate the local citizens group to express their opposition. The LDT meeting determined that having the hearing 20+ minutes away from the development site would be satisfactory and justified this with reasoning that I consider to be trivial at best. I can assure you that the relocation of this meeting comes provides clear advantage to the developer and will reduce the ability of the opposition to attend.

Representatives for the developer have also attended two public meetings. Meeting minutes were documented and rebuttals were expressed by the developer at the LDT meeting. The developer clearly misrepresented the opposition when submitting their minutes to the city and overstated their limited attempts to accommodate the neighboring community at the LDT meeting.

I am requesting that the city maintain the single family zoning status for this site.

Sincerely,

  
3122 Hunsinger Blvd  
Louisville, Ky 40220

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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NOV 02 2016  
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RE: CASE #16ZONE1026

Dear Ms. Williams,

I am a nearby resident of the development site that is being proposed at 4208 Taylorsville Rd. I am writing this to express concerns regarding 16ZONE1026.

In the "Community Form Guideline," the developer states, "The increase in the proposed density over what is currently permitted in the R4 zone is minimal (net 4-5 unit increase)."

To me, this quote suggest a request to increase the proposed density of the R4 zone by 80-100%. I have not met anyone who considers this minimal. I am requesting that the R4 zoning status remain unchanged.

The developer was willing to purchase this property and rehabilitate the existing structure under the R4 zoning status and at a later date decided to apply for rezoning. I do not believe that rezoning this site to OR1 will be in the best interest of the neighboring communities.

Sincerely,

*Shirley Cole* 3111 Marlinton Rd

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

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NOV 02 2015  
PLANNING &  
DESIGN SERVICES

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Sincerely,

*Cindy Turner*  
*311 Marlwood*

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

Dear Ms. Williams,

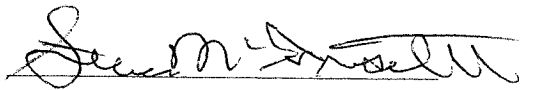
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Sincerely,

  
2109 Madison Rd.  
Fav, Ky 40220.

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DESIGN SERVICES

Julia Williams  
444 S 5<sup>th</sup> Street  
Suite 300  
Louisville, KY 40202

RE: CASE #16ZONE1026

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Sincerely,

*Starla Attwood*  
3109 Marlow Rd

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