

**Jones, Beth A.**

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**From:** kingpin@twc.com  
**Sent:** Tuesday, February 26, 2019 10:06 AM  
**To:** Jones, Beth A.  
**Cc:** Wilcher, Michael  
**Subject:** Re: 4521 S 1st St  
**Attachments:** 4521 - 6.m4v

This in reference to:

Case Number 19VARIANCE1006

4521 S 1<sup>ST</sup> Street.

Att: Beth Jones

The man that lives at this address is a JUNK COLLECTOR. His truck is parked almost every day on the street full of junk. The property has been sited many times for violations. During 2018:

[17PM28905](#) 4521 S 1ST ST PROPERTY Closed 05/29/2018

18PR2784 4521 S 1ST ST PERMIT Open

[18PM33034](#) 4521 S 1ST ST PROPERTY Closed 12/14/2018

[18PM33186](#) 4521 S 1ST ST PROPERTY Closed 12/17/2018

[18PM33391](#)

These include Parking, and Rubbish, garbage, unsanitary exterior conditions.

The condition of the yard today is it is full of rubbish again. See photos below.

He has have erected a storage shed behind the house. Then started some kind of construction in the garage. Moving the man door and digging a ditch between the garage and the house. I do not know what was laid in the ditch. It has been covered up. I see where there has been no permit for any of this.

The reason given on the application is for a possible pool. First there is no room for a pool. If there were a pool installed a fence would have to be constructed on the other side of the yard. There is a fence installed on the rear side of the garage that has no purpose for protecting a pool.

Attached is a page neighbors have signed objecting to the variance request for 4521 South First (fence height) Board of Zoning Adjustment -- 19VARIANCE1006. As you can see there a many neighbors that do not want the code changed.

Some of the neighbors are unable to attend the meeting as they are home bound and the others work during the time of the meeting.

Hope this information helps.



We, the below live in the neighborhood of South First Street and Ottawa Ave. We are objecting to the variance request for 4521 South First (fence height) Board of Zoning Adjustment -- 19VARIANCE1006.

NAME ADDRESS SIGNATURE

TOM COUTHUR 4523 S 1st *[Signature]*

Tranquiling 101 OTTAWA

*Tranquiling Corp.*

THERESA BAUER 4527 So. 1st St.

*Theresa Bauer*

DEYUAN DILLARD 4522 South 1st St

*Deyuan Dillard*

Jamika Dillard 4522 South 1st

*Jamika Dillard*

Elizabeth Mood ~~4525~~ 4525 S. 1st

*[Signature]*

*[Signature]*

4224 1st

*[Signature]*













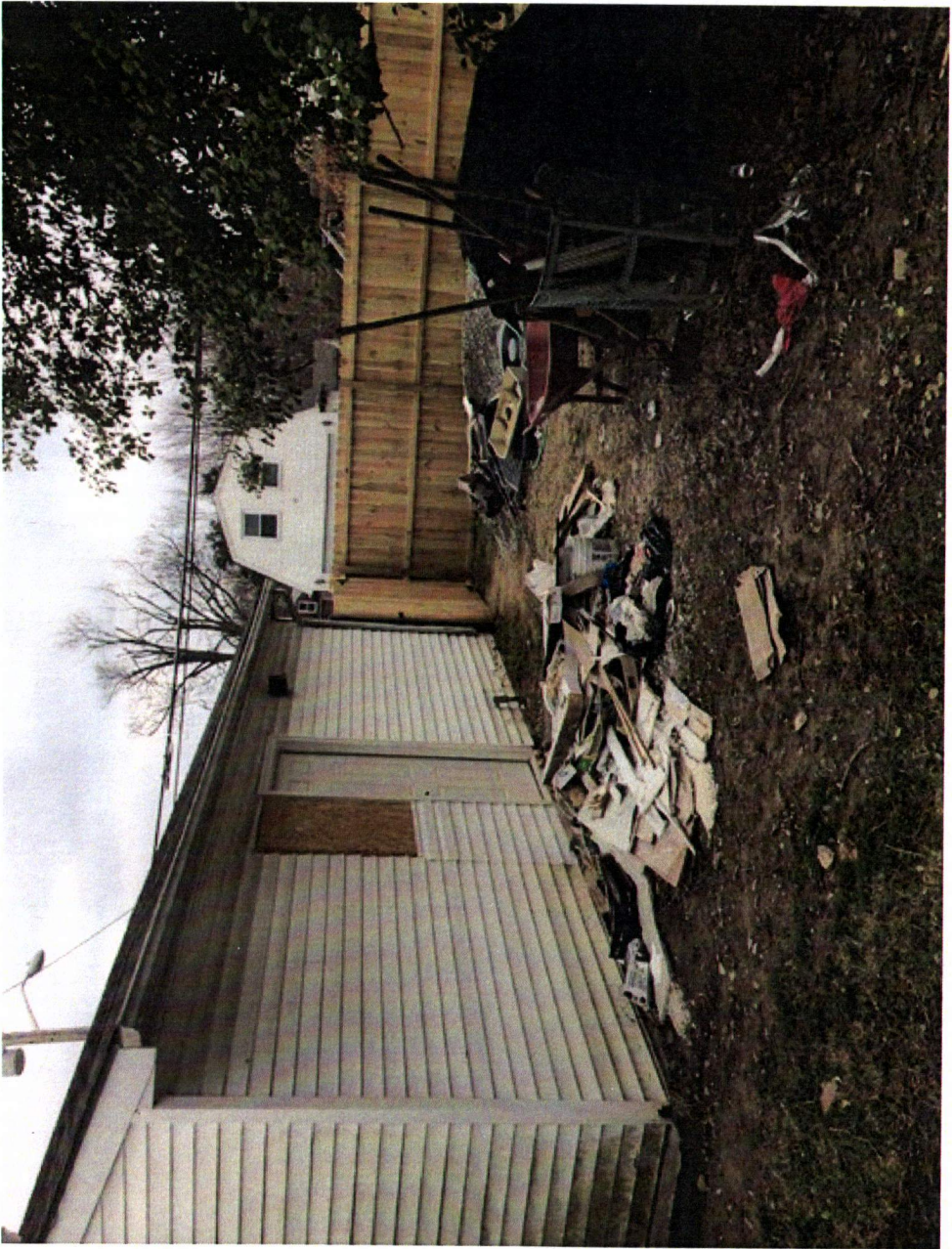




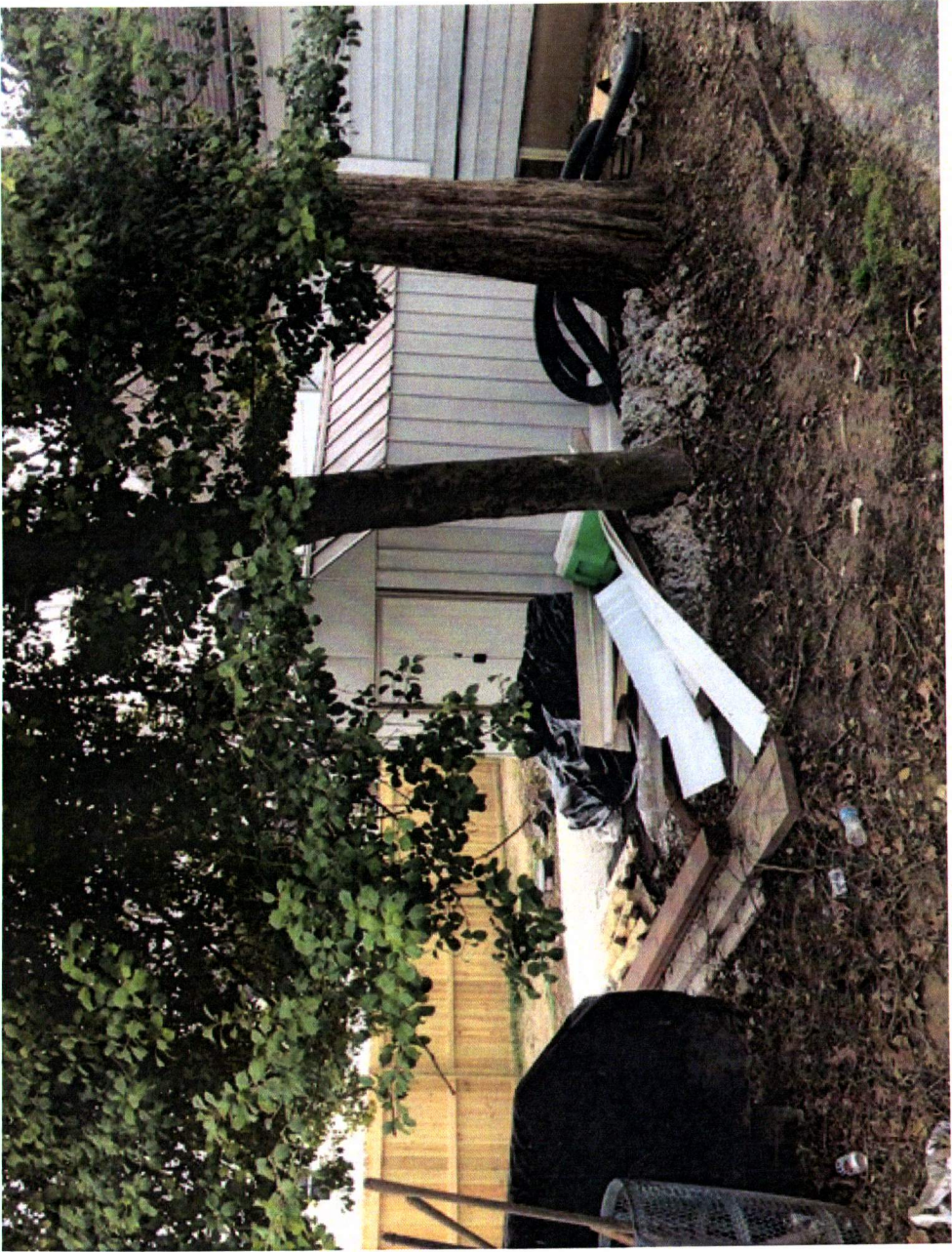




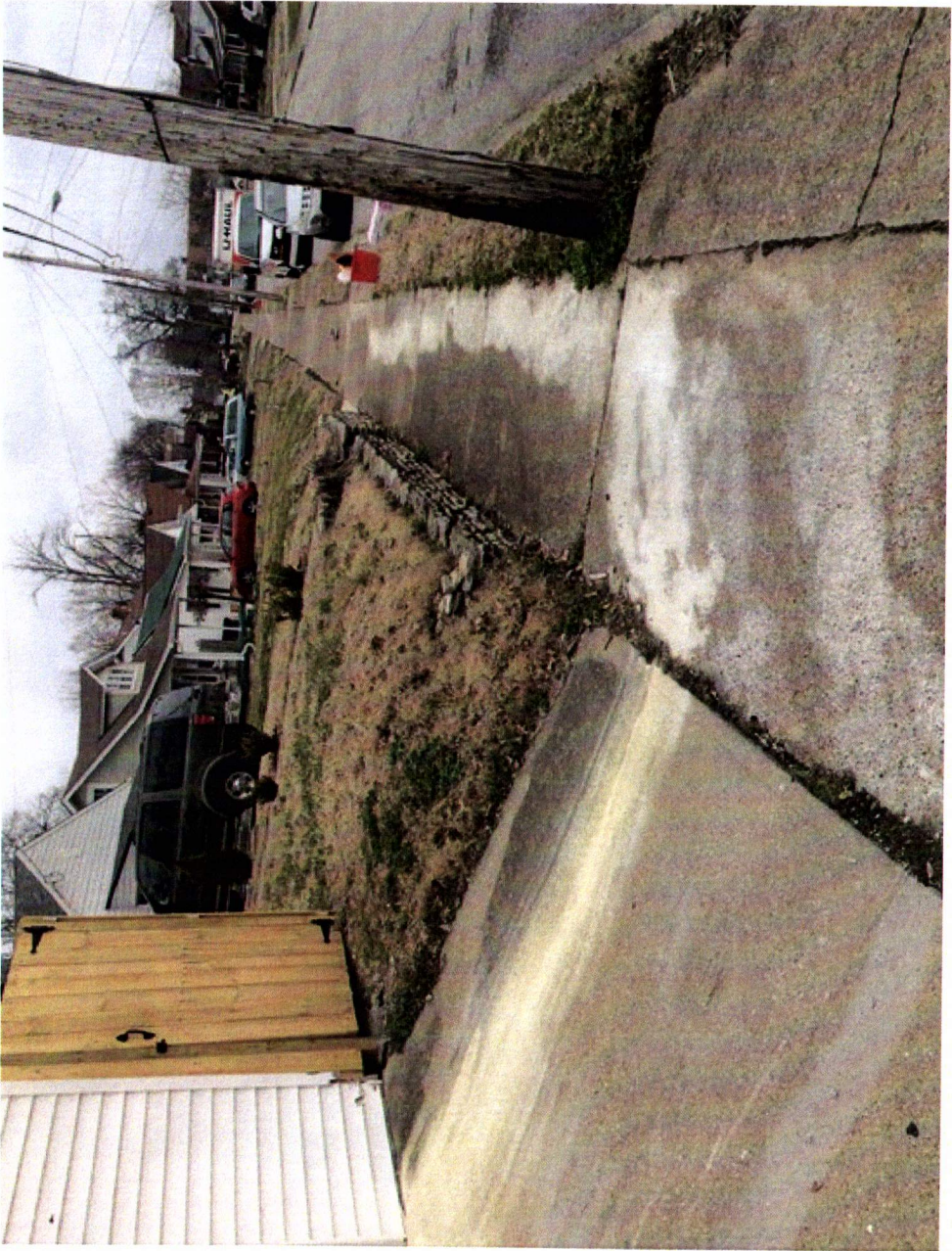
















Tom Guenther □

On Feb 19, 2019, at 1:25 PM, Jones, Beth A. <[Beth.Jones@louisvilleky.gov](mailto:Beth.Jones@louisvilleky.gov)> wrote:

I am the Case Manager for this variance request for a fence height in excess of the permitted maximum.

Mr. Wilcher was mistaken in his comments about how variance cases are managed. Conditional Use Permits are processed as he has stated. However, in the case of variance requests, no neighborhood meeting is required and notification is sent only to immediate neighbors. We also distribute a copy of the notification card to the Councilperson's office and their electronic mailing list.

I am attaching a list of the neighbors who should have received a hard copy of the notice.

Please let me know if you would like me to add your comments below to the case file, which will be forwarded to BOZA members in advance of the hearing.

**Beth Jones, AICP**  
Planner II  
**Planning & Design Services Department of Develop Louisville**  
**LOUISVILLE FORWARD**  
444 S. Fifth Street, Suite 300  
Louisville KY 40202  
502-574-6019



<image002.jpg>

<image003.png><image004.png>

**From:** Wilcher, Michael <[Michael.Wilcher@louisvilleky.gov](mailto:Michael.Wilcher@louisvilleky.gov)>  
**Sent:** Tuesday, February 19, 2019 12:40 PM  
**To:** Jones, Beth A. <[Beth.Jones@louisvilleky.gov](mailto:Beth.Jones@louisvilleky.gov)>  
**Subject:** RE: 4521 S 1st St

Beth,

Can you provide the list of property owners receiving the notice, thanks. Apparently the neighborhood meeting was held?

Thanks

Mike

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**From:** [kingpin@twc.com](mailto:kingpin@twc.com) [<mailto:kingpin@twc.com>]  
**Sent:** Tuesday, February 19, 2019 10:49 AM  
**To:** Wilcher, Michael  
**Subject:** Re: 4521 S 1st St

This is what I received in the mail last week. What I am asking who received this notice and where can I get a list of them?

<image007.jpg>

The third line from the bottom says a list of person notified is in the case file. Where can I get this list?

Thanks

On Feb 19, 2019, at 8:24 AM, Wilcher, Michael <[Michael.Wilcher@louisvilleky.gov](mailto:Michael.Wilcher@louisvilleky.gov)> wrote:

A notice for a rezoning or for the neighborhood meeting?

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**From:** [kingpin@twc.com](mailto:kingpin@twc.com) [<mailto:kingpin@twc.com>]  
**Sent:** Monday, February 18, 2019 5:35 PM  
**To:** Wilcher, Michael  
**Subject:** Re: 4521 S 1st St

I received one in the mail Saturday

On Feb 18, 2019, at 5:22 PM, Wilcher, Michael <[Michael.Wilcher@louisvilleky.gov](mailto:Michael.Wilcher@louisvilleky.gov)> wrote:



No notices have been sent for the fence height Variance request because it hasn't progressed to that stage at this point. The application was submitted on 1/22/19 and the neighborhood meeting will be held first. All adjoining property owners will receive notices of scheduled meetings.

This is not a rezoning request, but rather a Variance request and will be heard by the Board of Zoning Adjustment - 19VARIANCE1006.

Thanks

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**From:** [kingpin@twc.com](mailto:kingpin@twc.com) [<mailto:kingpin@twc.com>]  
**Sent:** Monday, February 18, 2019 4:52 PM  
**To:** Wilcher, Michael  
**Subject:** Re: 4521 S 1st St

Where can I find a list of folks that have received the rezone notice?

On Jan 31, 2019, at 10:30 AM, [kingpin@twc.com](mailto:kingpin@twc.com) wrote:

Thanks

On Jan 31, 2019, at 10:23 AM, Wilcher, Michael <[Michael.Wilcher@louisvilleky.gov](mailto:Michael.Wilcher@louisvilleky.gov)> wrote:

Adjacent 1<sup>st</sup> & 2<sup>nd</sup> tier property owners will receive notices of the dates and locations.

The neighborhood meeting will be held first.

Board of Zoning Adjustment hearings are held in the Old Jail Bldg. at 6<sup>th</sup> and Liberty Streets.

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**From:** [kingpin@twc.com](mailto:kingpin@twc.com) [<mailto:kingpin@twc.com>]  
**Sent:** Thursday, January 31, 2019 10:00 AM  
**To:** Wilcher, Michael  
**Subject:** Re: 4521 S 1st St

When & where are these meetings?

On Jan 31, 2019, at 9:55 AM, Wilcher, Michael <[Michael.Wilcher@louisvilleky.gov](mailto:Michael.Wilcher@louisvilleky.gov)> wrote:



Appreciate the information. These concerns can be discussed at the Board of Zoning Adjustment hearing, as well as the neighborhood meeting.

Thank you

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**From:** [kingpin@twc.com](mailto:kingpin@twc.com) [<mailto:kingpin@twc.com>]

**Sent:** Thursday, January 31, 2019 8:53 AM

**To:** Wilcher, Michael

**Subject:** Re: 4521 S 1st St

This is in reference to the property at 4521 S 1<sup>st</sup> Street. There is a code valuation inspection active now (18PM33391) because of a fence height over the 42" code, being on a corner lot and on the street side of the property.

I see where the owner has applied for a code variance (19VARIANCE1006) stating plans of a future pool. First of all, I don't think there is room for a pool. There is a storage shed just installed lately. Second, they are not installing a fence on the north side of the property to fence the pool as required. The fence is also installed behind the garage that has nothing to do with a pool protection.

The property owner is a junk collector and I believe the fence is to hide his junk. There was code valuation some time back because of the storage of junk in the yard. We now have to look at the pickup truck parked from time to time full of junk on the street.

There has been some kind of construction in the garage and new activity going on there lately. This fence an eye sore to the neighborhood. We have been trying to keep the neighborhood looking as best as we can. This only adds to the degrading of the neighborhood.

Thanks for your help

On Dec 18, 2018, at 8:34 AM, Wilcher, Michael <[Michael.Wilcher@louisvilleky.gov](mailto:Michael.Wilcher@louisvilleky.gov)> wrote:

Metro311,

Please open a zoning concern SR for a possible fence height issue at this address, thanks!

Mike

It is on the corner lot and on the street side. Thanks for looking.

If the fence is on the street side of the corner lot it can be 42 inches tall for the form district.



Have you looked into the activity going on at 4521 S 1st street 40214?

They have/are building something in the garage, they have moved the man door and the overhead door has not been opened for months.

They have also dug a ditch and laid something between the house and garage.

The 6 foot fence is not within the code of the property. It should be 3.5 feet or less. The fence looks to be installed to hide something to the east side. No fence being build at this time on the north side.

Any info would be of interest to the neighborhood.

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<MAILING LIST.pdf>