

Mattingly, Laura L

From: rosemaryh <rosemaryh@bellsouth.net>
Sent: Thursday, February 22, 2018 4:28 PM
To: Mattingly, Laura L
Subject: Project Number 16ZONE1086/4511 South 3rd Street, Louisville, KY, 40214

February 22, 2018

RE: Project Number 16ZONE1086/4511 South 3rd Street, Louisville, KY, 40214

laura.Mattingly@louisvilleky.gov

Dear Laura Mattingly,

We live at 418 West Kenwood Drive, 40214 and would like to ask for a denial of the proposed changes for the property at 4511 South 3rd Street. It is currently zoned R5 residential and the owners are requesting a change to OR Office zoning. The Metro Planning and Design website lists the following questions to be considered:

1. Does this proposal "fit" the area in terms of density and quality?
2. Are the proposed uses needed and welcomed by the neighborhood?
3. Are the roads sufficient to handle the additional traffic?
4. Is the tract subject to flooding or causing flooding downstream if developed?
5. Pretend you own the property proposed for development. What feedback from the neighbors would be useful for you?

The property is located in a highly congested area at the east corner of South 3rd Street and Southern Heights, by the entrance ramp to the East Watterson Expressway. This is also where the 3rdStreet Road Diet starts and/or ends which causes additional congestion. It is also across the street from the heavily used Thornton's Gas Station. The property has no alley access so the business customers/employees are forced to back out of the driveway onto 3rd Street. The owners are already using this property as a business (without getting the zoning change) and so we have seen the additional congestion. Since there is insufficient parking many have parked across the street at Thornton's and then cross 3rd Street in the middle of traffic causing additional problems. We are already experiencing some of the problems this business will cause. We would like to request a thorough traffic impact analysis be completed before granting any changes.

This business' impact is already being felt by the residents. It is changing the character of our neighborhood and causing safety issues. If you approve the zoning change it will break a residential block to accommodate a business that does not add any value to the neighborhood and in fact is detrimental to the area's character. The owners do not live in our neighborhood and are not vested in its well being. They purchased the property at auction and are trying to change the character of our neighborhood because it is cheaper to convert the residential property rather than purchase property already designated for businesses. There are many commercial properties for sale in the area. Why are we being asked to give up the residential character of our neighborhood when it does harm to those of us living here?

We respectfully ask you to consider the residents of this community over the request of an outside business that does not have an interest in what happens to the neighborhood or its residents. We are committed to our neighborhood and want to see it continue to be a wonderful area to live in. This business will not improve

our neighborhood but rather will harm its character and cause safety issues. Please consider how you would feel if this was your neighborhood. Please think of all of us to whom this is home. Help us keep our residential neighborhood.

Thank you,

Garry and Rosemary McCandless

418 West Kenwood Drive

Louisville, KY, 40214

Ann Ramser
307 East Kenwood Drive
Louisville, KY 40214

February 22, 2018

Ms. Laura Mattingly
Planning and Design
444 S. 5th Street
Louisville, KY 40202

Via email - laura.Mattingly@louisvilleky.gov

RE: Project Number 16ZONE1086 / 4511 South 3rd Street, Louisville, KY 40214

Dear Ms. Mattingly:

I understand that GPD LLC, current owner of 4511 South Third Street, is requesting a zoning change and a variance for the property. This property is located on the east side of South Third Street. These requests will be heard on March 1, 2018. I will not be able to attend the meeting but want to express my desire that the requests for a zoning change and variance be denied. I drive by this property on almost a daily basis and the requested zoning change and variance will be a detriment to the overall neighborhood. The business will not add any value to the neighborhood.

The owners want to re zone the property from R5 residential property to OR Office zoning. Additional office zoning is not needed in the area. Several office spaces are available for lease at Iroquois Manor Shopping Center located at 5330 South Third Street. Other properties already zoned for office use are also available in the area. The shopping center is within one and half miles of 4511 South Third Street. Before the planning commission considers GPD's request, GPD should explain why properties already zoned for office use currently available within a 3 mile radius of 4511 South Third Street are not suitable.

In the application, GPD LLC states that 4511 South Third Street is across from Thornton's. Thornton's Gas Station is on the West Side of South Third and sits on the corner lot at Southern Heights and South Third Street. The gas station is not across from 4511 South Third Street. Thornton's does own a grass lot across from 4511 South Third Street.

GPD also states 4511 South Third Street is adjacent to an interstate ramp. That is not correct. Acreage consisting of 5 lots north of 4511 South Third is between 4511 South Third and the interstate ramp. This acreage is owned by the State of Kentucky and is a park like area. (In GPD LLC's application, these five lots are incorrectly referenced as an easement.) Trees have been planted as well as a small flower garden area. This park like area serves as a buffer from the interstate to the residential area. Allowing 4511 South Third Street to be zoned for office use defeats the purpose of the park like area serving as a buffer to the residential area.

Other than the 5 lots that comprise the park like area and serve as a buffer to the expressway, all lots in this block on the east side of South Third Street consist of residential properties. Other than the properties owned by Thornton's on the west side of South Third Street, all lots in this block consist of residential properties. Allowing 4511 South Third to be rezoned for office use, will change the character of the neighborhood and lead to additional requests to rezone.

GPD LLC's application indicates that the project name is Ky Hospitality Bookkeeping Office, but Ky Hospitality Bookkeeping Office is not registered with the Kentucky Secretary of State. According to the KY SOS website, Georgetta P. Duncan is the organizer and member of GPD LLC. She is also the organizer and member for Express Plus Staffing LLC d/b/a Labor Express plus. I am concerned that Ms. Duncan has already started using 4511 South Third Street as a location for day laborers.

South Third Street goes from a four lane to a three lane road just before reaching 4511 South Third Street. The neighborhood is happy that a portion of South Third Street is now a three lane road, however, the transition does create traffic issues, especially for drivers not familiar with the area. Drivers entering and exiting from a business right where the change from a four lane to a three lane road will create additional traffic issues.

The request for the variance for the 3' sideyard setback misstates that it is next to a state right of way. It is next to park like area. The 8 or 10 foot (one document says 8 feet and another document says 10 feet) foot wide pavement addition next to the 8 foot wide driveway will take away from the park like setting north of 4511 South Third Street. The variance request misstates that it will be "imperceptible when the vicinity is considered at large." A 16 foot to 18 foot wide pavement running the length of the property will not be imperceptible. It will take away from the park like setting. That much pavement will change the entire character of the property.

The variance request states no one will be in the area. This is incorrect. A bus stop is just in front of the park like area. Neighbors frequently use the sidewalks both for walking to the bus and for exercise. I frequently ride my bike by this location. I have also noticed a walking track in the park like area.

The variance request incorrectly states it will not affect the general public. This large swatch of pavement WILL affect the general public. District 21 has long had flooding issues and many residents have installed back flow valves. Paving large areas adds to the flooding issues. Also, this much additional pavement will only add to the increased heat island effect in District 21. When office space is available within 3 miles, the planning commission should deny variance requests that add to the flooding issues and heat island effects.

I request that the Planning Commission deny both the zoning change and the variance requests.

Thank you.

Ann Ramser

February 20, 2018

RE: Project Number 16ZONE1086 / 4511 South 3rd Street, Louisville, KY 40214

Dear Laura Mattingly,

laura.Mattingly@louisvilleky.gov

It has come to our attention that the current owners of 4511 South 3rd Street are seeking to rezone the R5 residential property to an OR Office zoning. Prior to sitting down and gathering our thoughts on the proposed change, we took some advice from the Metro Planning and Design website and considered the following questions:

1. Does this proposal "fit" the area in terms of density and quality?
2. Are the proposed uses needed and welcomed by the neighborhood?
3. Are the roads sufficient to handle the additional traffic?
4. Is the tract subject to flooding or causing flooding downstream if developed?
5. Pretend you own the property proposed for development. What feedback from the neighbors would be useful for you?

4511 South 3rd Street is located at the south, east corner of South 3rd Street and Southern Heights Avenue. It is the first property next to the entrance ramp to the 264 East Watterson Expressway. In addition, it is the point at South 3rd Street where the Road Diet starts and/or ends, causing congestion as motorists merge into the Road Diet traffic flow or turn into the heavily utilized Thornton's Gas Station located directly across the street from 4511 South 3rd Street. Because there is no alley to access the driveway, South 3rd Street is the only way to enter and exit 4511 South 3rd Street. The influx of traffic coming and going from a business complicates the traffic further.

The owners have no regard for the rules or the neighborhood. They have exhibited this through their expansion of the driveway without OR Office zoning change approval. The expansion of the driveway detracts from the residential charm of the property. It is apparent the owners are already utilizing the property for the OR Office purpose without the zoning change approval, demonstrating what a bad idea it would be to approve the zoning change. The traffic complexities that already occur with the existing, traffic pattern have become even more complex with the introduction of the additional traffic generated by the owner's unapproved use of the property.

The owner's lack of adequate parking has resulted in their clients parking at the Thornton's Gas Station located directly across the street. Their clients are crossing South 3rd Street, on foot, in an area that does not include a pedestrian cross walk, further complicating the traffic risk, endangering both pedestrians and drivers. Before any consideration is given to this zoning change, a thorough traffic impact analysis needs to be completed.

Land Development Code 5.2.2.B states the following:

The Traditional Neighborhood Form District (TNFD) is intended to promote the development and redevelopment of the neighborhoods in a manner consistent and compatible with the district site and community design elements of a traditional neighborhood. TNFD design standards are also intended to promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and convenient service to residents while protecting the character of the neighborhood.

Simply stated, this business is not protecting the safety or character of the neighborhood. Approving the zoning change would result in breaking a residential block to accommodate a business that does not compliment, support or add any value to the neighborhood. This is an example of someone who does not live in our neighborhood and is not vested in our neighborhood. The owner purchased a piece of residential property at an auction and they are now trying to change the character of our neighborhood to promote their personal, business desires. There were and are numerous commercial properties for sale within a two mile radius of the residentially zoned 4511 South 3rd Street. Based on my observation and my understanding of the owner's business model (as read on their website) 4511 South 3rd Street is not imperative to their business model.

We are opposed to the zoning change of 4511 South 3rd Street from a residential property to an OR Office property. 4511 South 3rd Street is the first residential property, entering the residential corridor of South 3rd Street, south of the Waterson Expressway. The business does not add to the wellbeing or quality of life of the people living in the neighborhood. If the zoning change is granted, it opens the door for additional zoning change requests that will ultimately change the character of the neighborhood, further displacing the residential character that our residents know and love as their homes.

Please do the right thing for the right reason. Put the loyal residents of the community that call this area home above the request of a business that is not vested in the community. Before we wrote this letter, we considered the questions that you recommended. We are now asking you to consider this – If you are living comfortably in your home and a stranger decided they wanted to place business, that does not serve your needs, in the home next-door to you or across the street from you, with people you do not know coming and going throughout the day, clogging your roadways, inconveniencing you and even putting you at risk just to pull in or out of your driveway, with the potential of being detrimental to your property value, is that something you would want?

It is our intention to attend the March 1, 2018 BOZA meeting in person to express opposition to this zoning change, however, we both work during the day and it is not always possible to adjust our schedules.

Sincerely,

Stefanie and Tony Buzan, 40214

Mattingly, Laura L

From: Tom Shaughnessy <tshaughnessy@ectservices.com>
Sent: Sunday, January 21, 2018 10:05 AM
To: Mattingly, Laura L
Cc: Nancy Bowman-Denton (nbdenton@bellsouth.net); Nicole George (ngeorge828@yahoo.com)
Subject: FW: LD&T Notice - January 25, 2018 - 16ZONE1086

Laura,

The review for the zoning change for 4511 S 3rd Street is this week. The Beechmont Neighborhood Association will have representatives at this meeting. Thank you for your information on this zoning change. I have filed another Metro 311 Service request stating the vehicle parking problem that the Owners of this property have begun at the Thorton's parking lot across the street. The general manager, Annetta, and her associate manager, Hom, have contacted (physically walked across the street) to inform the company that parking in the Thorton lot is not allowed per company policy. Annetta also told me that they did offer money so they can park on this lot and this was not accepted and were told that if any of their vehicles, employee vehicles, customer or visitor are found parked on the lot they will be towed at the company or persons expense. This indicates that the 4511 S 3rd Street parking layout per their zoning change request and drawings do not meet what in reality will really be able to handle. Annette said that you can contact her at telephone number 502-361-1057

I would also like to bring back up the demolition of part of the building and site without approval for the business to use this property or over a year now. The site development has greatly exceeded what is shown on their site plan and has now gone into KDOT property. The gravel "parking area" does not have sediment control and has washed over onto the sidewalk area which also has not been reviewed by MSD. In one of our previous conversations it was indicated that this property (building and site) should not have been modified before zoning change and it seems that they have ignored Metro Louisville policy and have not complied with permits to do the site and demolition work.

The Beechmont Neighborhood Association is against this zoning change and want the property to stay zoned for residential use only

Thank you!

Thomas "Tom" Shaughnessy
Senior Estimator



Office: (502) 636-2402 Extension 117
(800) 567-1180

Fax: (502) 636-0105

Mobile (502) 551-4161

Email: tshaughnessy@ectservices.com

WEB: www.ectservices.com

To: Tom Shaughnessy <tshaughnessy@ectservices.com>
Cc: Nancy Bowman-Denton <nbdenton@bellsouth.net>
Subject: Re: LD&T Notice - January 25, 2018 - 16ZONE1086

Tom,

Post objection to zoning change on the 311 complaint page? I had not heard of doing this before.

Good thing to know.

Do they really check numbers as well as actual comments?

Nancy

On Jan 11, 2018, at 7:45 AM, Tom Shaughnessy <tshaughnessy@ectservices.com> wrote:

Just a note – if you cannot attend please post your view of this zoning change on the 311 complaint page. This is the way the city will count and review all complaints against the zoning change.

Thanks!

Thomas "Tom" Shaughnessy
Senior Estimator
<[image001.jpg](#)>

Office: (502) 636-2402 Extension 117
(800) 567-1180
Fax: (502) 636-0105
Mobile (502) 551-4161
Email: tshaughnessy@ectservices.com
WEB: www.ectservices.com

From: Jackson Cooper [<mailto:jacksoncooper@gmail.com>]
Sent: Wednesday, January 10, 2018 5:21 PM
To: Nancy <nbdenton@bellsouth.net>
Cc: bruhe@bellsouth.net; Tamara Brown <flourgirlcatering@yahoo.com>; Debbie Thompson <hdbthom@gmail.com>; dnevitt@hotmail.com; donald@infinitebalancemassage.com; Ashby Mangell <ashbymangell@gmail.com>; tomahon@hotmail.com; jtpeso700@gmail.com; rglane@link-electric.com; jsmiller1969@hotmail.com; Tom Shaughnessy <tshaughnessy@ectservices.com>; rlg.galvin@gmail.com
Subject: Re: LD&T Notice - January 25, 2018 - 16ZONE1086

Thanks Nancy. I believe this is the place that seems to be already operating a business before getting the zoning change approved. I would encourage any board member that is able to attend to do so. I will be in court and unable to go. Is there anyone who knows they can go for sure?

Jackson

Mattingly, Laura L

From: Betsy Ruhe <bruhe@bellsouth.net>
Sent: Saturday, January 13, 2018 5:37 PM
To: Mattingly, Laura L
Subject: 4511 South Third St.

I understand there will be another hearing on the rezoning for the property at 4511 South Third. I am writing to indicate my opposition to the rezoning. I was in favor in the past but, after getting reports from neighbors and seeing more cars than she agreed to originally, I must oppose the rezoning. In addition to parking more than four cars regularly, she appears to be also dispatching temp workers from that address. It was my understanding that the house would only serve as a business office with 2-3 employees doing bookkeeping. The presence of a passenger van indicates she is doing more than bookkeeping. If she is not keeping her agreement now, when she hasn't even been zoned, how can we expect her to follow the rules later?

Sent from Yahoo Mail for iPad

Mattingly, Laura L

From: Lara Heidorn <LHeidorn@humana.com>
Sent: Thursday, November 9, 2017 8:17 AM
To: Mattingly, Laura L
Cc: voncileellison@gmail.com; ngeorge828@yahoo.com
Subject: PDS Case #16 ZONE 1086, 4511 South 3rd Street

Dear Laura,

I am writing on behalf of the concerned citizens of the Beechmont Neighborhood in Louisville, Kentucky in regard to the application for Zone Change from R-4 to OR, PDS Case # 16 Zone 1086 submitted by Georgetta Duncan for the residence at 4511South 3rd Street, Louisville, KY 40214.

All of the surrounding neighbors to which we have spoken strongly and outspokenly oppose this zoning change in our residential neighborhood. We would be happy to provide our detailed concerns in writing and/or in person.

Where should we send our formal complaints and objections to this change? Also, what are the next steps for neighbors and residents of the Beechmont Neighborhood to dissolve and stop this zoning request change.

Thank you for your time.

Sincerely,

Lara Heidorn

Data Consultant | Provider Informatics

Humana

101 Fifth St. | Louisville, KY 40202

T 502 580 9257

C 502 235 5573

LHeidorn@humana.com

Humana.com

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Español (Spanish): ATENCIÓN: Si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-877-320-1235 (TTY: 711).

Mattingly, Laura L

From: Wilcher, Michael
Sent: Wednesday, October 4, 2017 4:35 PM
To: Mullarkey, James; Bodner, Steven M.; Gabbard, Lacey A
Cc: Mattingly, Laura L
Subject: 4511 South 3rd Street

Jim / Steve,

A new complaint from Beechmont Neighborhood Assn that construction continues and the property is still being used as an office although the owner hasn't submitted a formal rezoning application. Please re-inspect and issue a zone cert when possible – after 10/15/17 I think.

Thanks

Reference 16ZONE1086 4511 South 3rd Street. I have observed that the owners are now doing business in this building and have not had any change in zoning. The owners proceeded to install parking areas that have not been approved and now use a gravel lot that is ponding water. Some of the workers are now using the Thorton's parking area across the street. Currently there is between 3 and 5 vehicles parked on this property overnight and more during the day. Please have the owners respond to these violations. Please send me what the current state of the zoning request. This is approaching a year in violation with out any changes and they have proceeded to demolish the rear area of the house with out permit also

Mike

Mattingly, Laura L

From: Nancy <nbdenton@bellsouth.net>
Sent: Tuesday, October 24, 2017 12:33 PM
To: Mattingly, Laura L
Cc: Johnson, Dan D; Manley, Ray; Tom Shaughnessy; Doris Galvin; Nancy Bowman-Denton
Subject: Zoning Change Request for 4511 South Third, PDS Case #16ZONE1086
Attachments: CCE24102017.pdf

Laura Mattingly,

The attachment and following information was emailed to me by Doris Gavin, a neighbor to property on 4511 South Third Street. As can be seen, owner Georgetta Duncan is continuing her pattern of deceitfulness in seeking a zoning change.

Nancy Bowman-Denton
President Beechmont Neighborhood Association

"Nancy, the attached is a copy of the letter and envelope I received on October 23, 2017 from Georgetta Duncan, owner of property located at 4511 South Third Street, Louisville, 40214. The letter is to notify she is having a meeting at that location to change the zoning from R-4 to OR, the meeting was to be held on Oct. 8th at 6 pm, but her letter is dated Oct. 19th and she did not mail it until Oct. 21st (see post mark date on the envelope), which I just received Oct. 24th. This woman is clearly trying to be underhanded and as my husband told you how she tried to arrange the last meeting which no one would have known about if it had not been for me going door to door to as many houses I could once I found out about that meeting which was being held that night. Richard and myself attended that meeting along with several other adjoining neighbors and she claimed she had sent notice of the meeting to all of them and none of our neighbors received a notice of that meeting.

Please share this info along with the attachment with Dan Johnson, which I did call his office this morning and left a voice mail. Please keep me in touch because all our neighbors, including Rich and I, are not in favor of this residential property being changed into commercial and are will help in whatever way we can to prevent her from do so.

I also need to mention our neighbor located directly behind that property advise me she has been seeing trucks pull up early mornings, loading up workers and pulling out, this sounds exactly like temp company.

Thanks for your help assistance with this because this neighborhood is starting to rise up and become higher income single family homes with young couples with kids moving back to his neighborhood and investing major money to improve their property. We cannot have something like this to happen in this neighborhood which would start the decline of property value and bring a lot of other trouble with it."

Thank you again,

Doris and Richard Galvin"

Mattingly, Laura L

From: Tom Shaughnessy <tshaughnessy@ectservices.com>
Sent: Wednesday, October 18, 2017 11:19 AM
To: Nancy Bowman-Denton (nbdenton@bellsouth.net); Donald Taylor (donald@infinitebalancemassage.com)
Cc: Mattingly, Laura L
Subject: 4511 S 3rd Street
Attachments: 4511 S 3rd St Formal Application, 10-13-17, revised Lot layout plan.pdf; Original Site Layout.pdf

Categories: To Do

Nancy, Donald

The owners of the property have filed an Official application for the zoning change. They are using a different company name now. The drawing submitted now shows that they are using the space they made when they demolished the attached room (with permit??) and expansion of the width of the addition parking area next to the house. This initial site work already spreads onto the Ky DOT property and is still full width. I have also noticed that the gravel lot has large depressions that hold water for a period of time. I recently saw employees crossing the street into Thorton parking lot where they are parking their cars. I will contact the Thorton regional manager to get his input on this.

Thanks!

Thomas "Tom" Shaughnessy
Senior Estimator



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Fax: (502) 636-0105
Mobile (502) 551-4161
Email: tshaughnessy@ectservices.com
WEB: www.ectservices.com

Mattingly, Laura L

From: Nancy <nbdenton@bellsouth.net>
Sent: Wednesday, October 18, 2017 4:31 PM
To: Mattingly, Laura L
Cc: Tom Shaughnessy; Donald Taylor; Nancy Bowman-Denton
Subject: Re: 4511 S 3rd Street

Follow Up Flag: Follow up
Flag Status: Completed

Categories: To Do

The owner has consistently ignored code regulations and has moved forward and is operating her business on residentially zoned property without obtaining the required zoning change to business.

In addition, in an earlier meeting she had with some adjacent property owners, from what people in attendance reported, she was dishonest in her description of the actual use for the property as well as the traffic and parking on the property. And as David noted, in this moving forward on property changes without first obtaining the necessary zoning change, owner has shown a pattern of disregard for city regulations and her neighbors.

All part of why the Beechmont Neighborhood Association has vocalized opposition and will continue to oppose the zoning change.

Sent from my iPad

On Oct 18, 2017, at 3:53 PM, <donald@infinitebalancemassage.com> <donald@infinitebalancemassage.com> wrote:

I am confused about the current proposal...what is different from what has already been proposed? There has already been development on the site which included tearing down existing structures, put in an unpaved parking lot which has not been maintained (including the pooling of water in multiple spots, weed development within the unpaved gravel area and rocks spilling out onto a public right of way sidewalk making it dangerous for passersby) in addition to almost daily (Monday--Friday) as many as six cars parked in this unpaved blight (while only possibly 1 is parked on property on the weekends)...as a citizen, I am concerned for what appears to be a blatant disregard for zoning and regulations, moving forward with an approval to a commercial zoning could open the door for more disregard and unsavory business activities which would adversely impact the area--to include multiple children walking to/from school, community center, library and home.

Am I missing something here?

Donald

----- Original Message -----

Subject: RE: 4511 S 3rd Street

From: Tom Shaughnessy <tshaughnessy@ectservices.com>

Date: Wed, October 18, 2017 9:05 am

To: Nancy <nbdenton@bellsouth.net>, "Donald Taylor

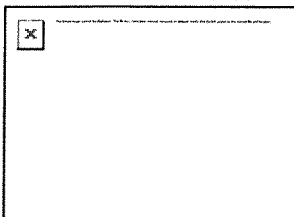
(donald@infinitebalancemassage.com)" <donald@infinitebalancemassage.com>

Cc: "Laura Mattingly (laura.Mattingly@louisvilleky.gov)"
<laura.Mattingly@louisvilleky.gov>

Nancy,

These are large files so I only sent the sheets that show the officer and filing companies. Both companies, Ky Hospitality, LLC. and GPD,LLC are owned by Georgetta Duncan

Thomas "Tom" Shaughnessy
Senior Estimator



Office: (502) 636-2402 Extension 117
Fax: (502) 636-0105
Mobile (502) 551-4161
Email: tshaughnessy@ectservices.com
WEB: www.ectservices.com

From: Nancy [<mailto:nbdenton@bellsouth.net>]
Sent: Wednesday, October 18, 2017 11:48 AM
To: Tom Shaughnessy <tshaughnessy@ectservices.com>
Subject: Re: 4511 S 3rd Street

Tom,

Thanks for your follow up on this.
You state that they have filed for zoning change and that they are using a different company name. If possible, could you please forward documents indicating those as well as any others on the property?
Thanks!

Nancy

On Oct 18, 2017, at 11:18 AM, Tom Shaughnessy
<tshaughnessy@ectservices.com> wrote:

Nancy, Donald

The owners of the property have filed an Official application for the zoning change. They are using a different company name now. The drawing submitted now

shows that they are using the space they made when they demolished the attached room (with permit??) and expansion of the width of the addition parking area next to the house. This initial site work already spreads onto the Ky DOT property and is still full width. I have also noticed that the gravel lot has large depressions that hold water for a period of time. I recently saw employees crossing the street into Thorton parking lot where they are parking their cars. I will contact the Thorton regional manager to get his input on this.

Thanks!

Thomas "Tom" Shaughnessy
Senior Estimator
<image001.jpg>

Office: (502) 636-2402 Extension 117
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Mobile (502) 551-4161
Email: tshaughnessy@ectservices.com
WEB: www.ectservices.com

<4511 S 3rd St Formal Application, 10-13-17, revised Lot layout plan.pdf>

<Original Site Layout.pdf>

Mattingly, Laura L

From: Wilcher, Michael
Sent: Thursday, June 1, 2017 2:35 PM
To: Tom
Cc: Mattingly, Laura L
Subject: RE: services request number 4791416

Tom,

The original case for this complaint was never closed or resolved. The duplicate complaints received for the same property are automatically transferred to the original case. The case will remain open until the violation is resolved.

Mike

From: Tom [<mailto:jwssonsco2@aol.com>]
Sent: Thursday, June 1, 2017 2:08 PM
To: Wilcher, Michael
Cc: Mattingly, Laura L
Subject: RE: services request number 4791416

Mr. Wilcher, thank you for your response, will this service order be reopened being how it is not resolved?

From: [Wilcher, Michael](#)
Sent: 6/1/2017 2:03 PM
To: jwssonsco2@aol.com
Cc: [Mattingly, Laura L](#)
Subject: services request number 4791416

This property is in the process of a zoning change request and it has not yet been resolved. Laura Mattingly is the case manager.

Thank you.

Submitted by Anonymous (not verified) on May 31, 2017 - 11:19am

Your Email Address:
jwssonsco2@aol.com

Your Subject:
Follow up on service request results

Your Comment:

The services request number 4791416 says it was resolved by CE Cash but not details. There has not been any changes in the violations and no erosion control barriers installed and sidewalk cleaned of the run off gravel. Please indicate what "resolved" includes - Thank you!

Choose a Topic:
Property Maintenance & Code Enforcement

Mattingly, Laura L

From: Nancy <nbdenton@bellsouth.net>
Sent: Wednesday, May 31, 2017 9:36 AM
To: Mattingly, Laura L
Cc: Mattingly, Laura L; Johnson, Dan D; Tom Shaughnessy; Nancy
Subject: Re: 4511 S 3rd Street 16ZONE1086

Laura Mattingly,

The owner of this property is now moving forward with the zoning change. Tuesday, May 30th a meeting was held at the location. However, although we indicated that we are interested in this change, we were not notified. Apparently, few neighbors were notified as well. Seven neighbors attended, only one of them acknowledging that she received a letter. All complained of lack of notice. All seven expressed objections to change. (I learned of public meeting via Facebook minutes before meeting and was unable to attend. I obtained this information regarding meeting from talking to three that attended.)

The letter, see copy below was also addressed to "Neighborhood Group Representatives expressing interest in the area". As previously addressed by Tom Shaughnessy, the Beechmont Neighborhood Association is concerned with this proposed zoning change. However, the letter was not sent to us nor were we sent any notice of this public meeting. Thus we were unable to attend and address our concerns.

The Beechmont Neighborhood Association is requesting that the owners set another public meeting on the zoning change request with sufficient notice to our organization so as to allow our attendance. Amid the objections to lack of notice at the meeting, apparently it was acknowledged by the owner and/or contractor that perhaps they needed to set another meeting. This is the least they need to do prior to any further forward movement on this zoning change application in that sufficient notice was not provided allowing people to attend.

Nancy Bowman-Denton
President, Beechmont Neighborhood Association

From: Mattingly, Laura L [<mailto:Laura.Mattingly@louisvilleky.gov>]
Sent: Wednesday, March 01, 2017 10:15 AM
To: Tom Shaughnessy <tshaughnessy@ectservices.com>
Subject: RE: 4511 S 3rd Street 16ZONE1086

The applicant has still not applied formally so there has been no public hearing date set. The plan shows a drive expansion but it has already been established that what they have put down is not in compliance. In addition, transportation would not approve it the way it was proposed. The plan shows pavement, meaning asphalt. Gravel would not be considered pavement.

I believe we talked about you calling 311 to report the violation. I encourage you to call again, especially since they have proceeded to change the use of the building without approval. In order to continue the office use, they need to complete the re-zoning and get a certificate of occupancy.

Thank you for the update.

Laura

From: Tom Shaughnessy [<mailto:tshaughnessy@ectservices.com>]
Sent: Wednesday, March 1, 2017 10:01 AM
To: Mattingly, Laura L
Cc: Nancy Bowman-Denton (nbdenton@bellsouth.net)
Subject: 4511 S 3rd Street 16ZONE1086

Laura,

I wanted to catch up with you on this zoning change and modifications to the 4511 South 3rd Street property, Case # 16ZONE1086. Do you know when the public meeting may take place. The property is now being used as a business and as previously discussed the renovation to the house and driveway modifications (that don't meet with the provided engineer drawings) have been completed and is also being used. Any information on the meeting date/time is appreciated.

One question, in the civil drawing the engineer shows "pavement" expansion. Is a rock gravel considered pavement?

Thank you!

Thomas "Tom" Shaughnessy
Senior Estimator
<[image001.jpg](#)>

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