

Clifford H. Ashburner
(502) 540-2382 (direct) ^ (502) 585-2207 (fax)
clifford.ashburner@dinsmore.com

February 11, 2019

RE: Property: 15101 Piercy Mill Road

Dear Neighbor:

Our client, the Heiner family, is in the process of filing a Conditional Use Permit to construct an accessory dwelling unit ("guest house") on their farm property on Piercy Mill Road. The Heiner family is also seeking a waiver to allow the guest house to be greater than 30% of the floor area of their home.

We are inviting nearby property owners and neighborhood group representatives to discuss the proposal at an informal meeting we are hosting on **Monday, February 25, 2019 at 6:00 p.m.** to be held in a conference room in the The Market Place Office Building, First Floor, 12910 Shelbyville Road, Louisville, Kentucky 40243.

If you have comments in the meantime or any questions you'd like us prepared to answer, please contact me at the above email address.

Sincerely,



Clifford H. Ashburner

cc: Hal and Sheila Heiner
BTM Engineering, Inc.
Anthony Piagentini, Metro Council District 19

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19 CUP 1024

MEETING SIGN IN SHEET

Property: Hal and Sheila Heiner

Date of Meeting: February 25, 2019 at 6:00 p.m.

Location: The Market Place Office Building, First Floor, 12910 Shelbyville Road

[illegible]

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Owner & Property Info:

Sheila Heiner
15101 Piercy Mill Road
19CUP1024

COPY

15101 Piercy Mill Road

Subject Properties →

1st Tier
Adjoining Property
Owners →

KLAPHEKE CHRISTOPHER E &
KATHRYN L.
1818 BOONE TRL,
LOUISVILLE, KY 40245-4402
Parcel ID170400090000.

RUEFF JEAN
1617 JOHNSON RD
LOUISVILLE, KY 40245-4428
Parcel ID002500680000.

BROADDUS MARK R
15321 PIERCY MILL RD
LOUISVILLE, KY 40245-4521
Parcel ID002502790000.

ESTATES OF BECKLEY
CROSSINGS HOMEOWN
225 S HURSTBOURNE PKWY
STE 103
LOUISVILLE, KY 40222-4929
Parcel ID314510000000.

DRURY RONALD L
15200 PIERCY MILL RD,
LOUISVILLE, KY 40245-4520
Parcel ID002401740000.

PRICE JANET R
15111 BECKLEY CROSSING DR,
LOUISVILLE, KY 40245-4575
Parcel ID314500010000;
Parcel ID314500020000.

DOVELYN FARM LLC
15101 PIERCY MILL RD
LOUISVILLE, KY 40245-4570
Parcel ID002402410000.

MUDD JOSEPH W & LESLIE
1822 BOONE TRL
LOUISVILLE, KY 40245-4402
Parcel ID170400100000.

THOMPSON HARPER S
1450 PIERCY MILL TRCE
LOUISVILLE, KY 40245-4571
Parcel ID002502800000.

SHUTT DAVID L & CAROL S
15301 PIERCY MILL RD
LOUISVILLE, KY 40245-4521
Parcel ID002502820000.

MURRELL BRADLEY H & LYNN
15420 PIERCY MILL RD
LOUISVILLE, KY 40245-4524
Parcel ID002401040000.

SMITH CHAD & MARY B
15201 BECKLEY CROSSING DR
LOUISVILLE, KY 40245-4577
Parcel ID314500030000.

STILWELL DAVID M & JOYCE
1321 N BECKLEY STATION RD
LOUISVILLE, KY 40245-4555
Parcel ID002401280000.

HULL ROBERT & HULL NANCY
1320 N BECKLEY STATION RD
LOUISVILLE, KY 40245-4556
Parcel ID002401610000.

STAPLETON DEVELOPMENT LLC
16218 SHELBYVILLE RD
LOUISVILLE, KY 40245-4248
Parcel ID170400060000.

MARTIN ROBERT & JUANITA
1834 BOONE TRL
LOUISVILLE, KY 40245-4402
Parcel ID170400200000.

THOMPSON HARPER
1440 PIERCY MILL TRCE
LOUISVILLE, KY 40245-4571
Parcel ID002502830000.

RICHTER JOHN A & VICKI S
1400 PIERCY MILL TRCE
LOUISVILLE, KY 40245-4571
Parcel ID002502810000.

DRURY DORIS D & RALPH I
DRURY TRUST GST EXEMP
FUND
1411 N BECKLEY STATION RD
LOUISVILLE, KY 40245-4557
Parcel ID002402650000;
Parcel ID002402630000

DRURY DORIS D
1411 N BECKLEY STATION RD
LOUISVILLE, KY 40245-4557
Parcel ID002402620000.

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HIGHBAUGH MARLA
1400 N BECKLEY STATION RD
LOUISVILLE, KY 40245-4558
Parcel ID002400220000.

STARR JAMES R & NANCY
1329 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID002402070000.

LEONARD T P Jr & GRAHAM
LINDA B
1323 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211540000.

LUBBERS N W & ROSEMARY P
1317 GARDEN HILL PL,
LOUISVILLE, KY 40245-6529
Parcel ID272211570000.

MICHAEL LIVING TRUST THE
1324 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211730000.

LUBER JOSEPH B & ERNESTYNE P
1314 GARDEN HILL PL,
LOUISVILLE, KY 40245-6529
Parcel ID272211960000.

R&D LOUISVILLE RESIDENTIAL
LLC
2314 STRATHMOOR BLVD
LOUISVILLE, KY 40205-2659
Parcel ID305311780000.

MONTAGUE MICHAEL R & KARE
15002 FOREST OAKS DR
LOUISVILLE, KY 40245-6507
Parcel ID238810820000.

NORRIS KAY J
15010 FOREST OAKS DR
LOUISVILLE, KY 40245-6507
Parcel ID238810790000.

MARIYAPPA LIVING TRUST THE
15016 FOREST OAKS DR
LOUISVILLE, KY 40245-6507
Parcel ID238810760000.

BOYD HERBERT HUNT & DONNA
1218 WINTERBRANCH WAY
LOUISVILLE, KY 40245-6533
Parcel ID305311920000.

JAMES F DECKER & DONNA H
DECKER REVO
1327 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211520000.

JONES MELVYN LEROY &
REBECCA BENSON
1321 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211550000.

WILLIAMS HOWARD D & PAULA E
1328 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211750000.

CAPITINI JENNIE LEE
1320 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211940000.

BRAUCH BARRY & ANITA
1219 WINTERBRANCH WAY
LOUISVILLE, KY 40245-6533
Parcel ID305311760000.

NILSEN D SEAN & KATHLEEN G
1213 WINTERBRANCH WAY
LOUISVILLE, KY 40245-6533
Parcel ID305311790000.

KUVADIA HITENDRA B & RUPA
15004 FOREST OAKS DR
LOUISVILLE, KY 40245-6507
Parcel ID238810810000.

MANZECK KEVIN R & KELLY
15012 FOREST OAKS DR,
LOUISVILLE, KY 40245-6507
Parcel ID238810780000.

RAMSEY OLIVER J & SUSAN
15018 FOREST OAKS DR
LOUISVILLE, KY 40245-6507
Parcel ID305310750000.

JOHNS MICHAEL & WENDI
1216 WINTERBRANCH WAY
LOUISVILLE, KY 40245-6533
Parcel ID305311910000.

JONES KATHY D
1325 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211530000.

THARP LEONARD E &
CHARLOTTE S
1319 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211560000.

SHEPHERD BETTIE G
1326 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211740000.

SCHRADER CHARLES C Jr &
LINDA T
1316 GARDEN HILL PL
LOUISVILLE, KY 40245-6529
Parcel ID272211950000.

CRAWFORD FAMILY TRUST
1217 WINTERBRANCH WAY
LOUISVILLE, KY 40245-6533
Parcel ID305311770000.

WOODRUFF KEVIN L & CYNTHIA
1211 WINTERBRANCH WAY
LOUISVILLE, KY 40245-6533
Parcel ID305311800000.

WALL ADELINA
15008 FOREST OAKS DR
LOUISVILLE, KY 40245-6507
Parcel ID238810800000.

BARBARA G REECE REVOCABLE
TRUST
15014 FOREST OAKS DR
LOUISVILLE, KY 40245-6507
Parcel ID238810770000.

WESTHOFF BLAKE A & JULIE A
1220 WINTERBRANCH WAY
LOUISVILLE, KY 40245-6533
Parcel ID305311930000.

KAUFLING KATHERINE W &
MICHAEL J
1704 N BECKLEY STATION RD
LOUISVILLE, KY 40245-4649
Parcel ID002402220000.
Parcel ID002402210000.

LOCKHART JOHN Jr & NICOLE
1614 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810620000.

GILLES PAUL & RACHELLE
1613 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810630000.

THORP MICHAEL Jr & MICHELLE
1611 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810640000.

DOWNS RYAN T & VALERIE R
1609 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810650000.

SORG MICHAEL
1607 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810660000.

GRAFF SCOTT M
1605 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810670000.

DEWEY ERIC & CARREY
1603 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810680000.

HAVILL BARBARA ANN
1601 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810690000.

MAFFET CRAIG & KIM
15011 FOREST OAKS DR
LOUISVILLE, KY 40245-6506
Parcel ID238810700000.

HAYES WILLIAM D & BETTY JEAN
15013 FOREST OAKS DR
LOUISVILLE, KY 40245-6506
Parcel ID238810710000.

DELOZIER ANDREW S & JENNIFER
15015 FOREST OAKS DR
LOUISVILLE, KY 40245-6506
Parcel ID238810720000.

DI LUCA SUSAN A
15017 FOREST OAKS DR,
LOUISVILLE, KY 40245-6506
Parcel ID238810730000.

NOWAK JOHN P & ANNE L
15019 FOREST OAKS DR
LOUISVILLE, KY 40245-6506
Parcel ID238810740000.

BLOUNT DAVID B & CINDY G
1612 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810610000.

CARLTON LARRY MARK & WENDY
MICHELLE
1610 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810600000.

RICE CHRISTOPHER C
1608 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810590000.

ZALLA ANDREW M III & JENNIFER
1606 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810580000.

LIGGETT PAMELA & MARK E
1604 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810570000.

LINA JOHN A & CAROLA M
1602 GREENSBROOK PL
LOUISVILLE, KY 40245-6502
Parcel ID238810560000.

SHELTON WARREN B & NANCY C
15007 FOREST OAKS DR
LOUISVILLE, KY 40245-6505
Parcel ID238810550000.

WILLIAMS HUGH M & CHRISTIA
1610 MAJESTIC WOODS PL
LOUISVILLE, KY 40245-6500
Parcel ID238810490000.

DRIES PAUL F & DIANN H
1609 MAJESTIC WOODS PL
LOUISVILLE, KY 40245-6500
Parcel ID238810500000.

BYRON MARY CARMEL
1607 MAJESTIC WOODS PL
LOUISVILLE, KY 40245-6500
Parcel ID238810510000.

WINGARD CHRISTOPHER JON &
BAREISS SONJA KARIN
1605 MAJESTIC WOODS PL
LOUISVILLE, KY 40245-6500
Parcel ID238810520000.

BRATCHER DAVID L & MARY
KATHLEEN
1603 MAJESTIC WOODS PL
LOUISVILLE, KY 40245-6500
Parcel ID238810530000.

FUGATE LESLIE A & KATHERINE
15005 FOREST OAKS DR
LOUISVILLE, KY 40245-6505
Parcel ID238810540000.

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79 CUP 1024

Others →

Hal and Sheila Heiner
15101 Piercy Mill Road
Louisville, KY 40245

John Addington
BTM Engineering, Inc.
3001 Taylor Springs Dr,
Louisville, KY 40220

Case Manager: _____
Louisville Metro Planning and Design
444 S 5th Street
Louisville, Kentucky 40202

Anthony Piagentini
Metro Council District 19
601 W. Jefferson Street
Louisville, KY 40202

Clifford H. Ashburner
Dinsmore & Shohl, LLP
101 South Fifth Street, Suite 2500
Louisville, KY 40202

Sheri L. Werling
Dinsmore & Shohl, LLP
101 South Fifth Street, Suite 2500
Louisville, KY 40202

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NEIGHBORHOOD MEETING NOTES

APPLICANT: Sheila Heiner

PROPERTY: 15101 Piercy Mill Road

REZONING: 19CUP1024

The meeting was held at The Market Place Office Building, First Floor, 12910 Shelbyville Road, Louisville, Kentucky. Applicant, Hal Heiner, John Addington of BTM Engineering, and Cliff Ashburner of Dinsmore & Shohl were present to explain the proposal.

Mr. Ashburner explained the Conditional Use Permit process and the opportunities for public participation. He further explained that an alternative was to subdivide the property but that the Heiners would prefer to keep the property intact.

Mr. Heiner explained the proposal, which is for a 1875 square foot cabin-style structure to be located near the main house on the subject property. Mr. Heiner explained that the guest house would be used by his family, including his siblings, children and grandchildren. After the initial explanation, there was discussion about certain aspects of the proposal. These included the use of the surrounding property (farm) and a short discussion about another proposal to build a house on a lot to be carved from the farm property. Mr. Heiner also explained that, when his family bought the property, they located an historic foundation on the property. They built their home on the same location as the historic foundation and attempted to design it to appear as if it was original. Mr. Heiner explained that the guest house would be designed to look like a log cabin nestled in the woods.

The meeting concluded around 6:25.

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