



Original Highlands Neighborhood Association
PO Box 4194
Louisville, KY. 40204

January 10, 2021

RE: Land Development and Transportation
20-Zone 0037
Zoning Change Proposal-969 Barret Avenue

The Original Highlands Neighborhood Association Board of Directors voted overwhelmingly to oppose the plan to rezone 969 Barret Avenue from R58 to C1.

The tract of land in question is located deep within the Original Highlands residential neighborhood and borders the properties of eight residences. Such a drastic zoning change would have enormous consequences for our neighborhood, affecting our quality of life and properties. We also wish to note that the proposal includes no plan for what might be done with the land if such a zoning change was approved.

We are also very concerned that if this change was adopted, it could open the door to some unwelcome developments, such as more bars and taverns, which dot the Baxter corridor. Consequently, the Original Highlands could be buffeted by bar districts on either side of the residential neighborhood. The Original Highlands neighborhood plan, adopted by Metro in 2006, states that steps be taken to “prohibit the type of development that exists on Baxter Ave” on the Barret corridor (page 15) It recommended that only possible rezoning to C-R be considered on Barret, “that would not allow bars or large restaurants”, (which C1 would permit).

Thank you for your due consideration of our request. If other information or clarification is needed, please contact me at 502-821-6309

Sincerely,

Jim Schorch
President
Original Highlands Neighborhood Association

Sincerely,
Jim Schorch
President OHNA

From: [Max Bridges](#)
To: [Williams, Julia](#)
Subject: Re: 20-zone-0037, Change in Zoning
Date: Monday, March 14, 2022 8:36:37 PM
Attachments: [image.png](#)

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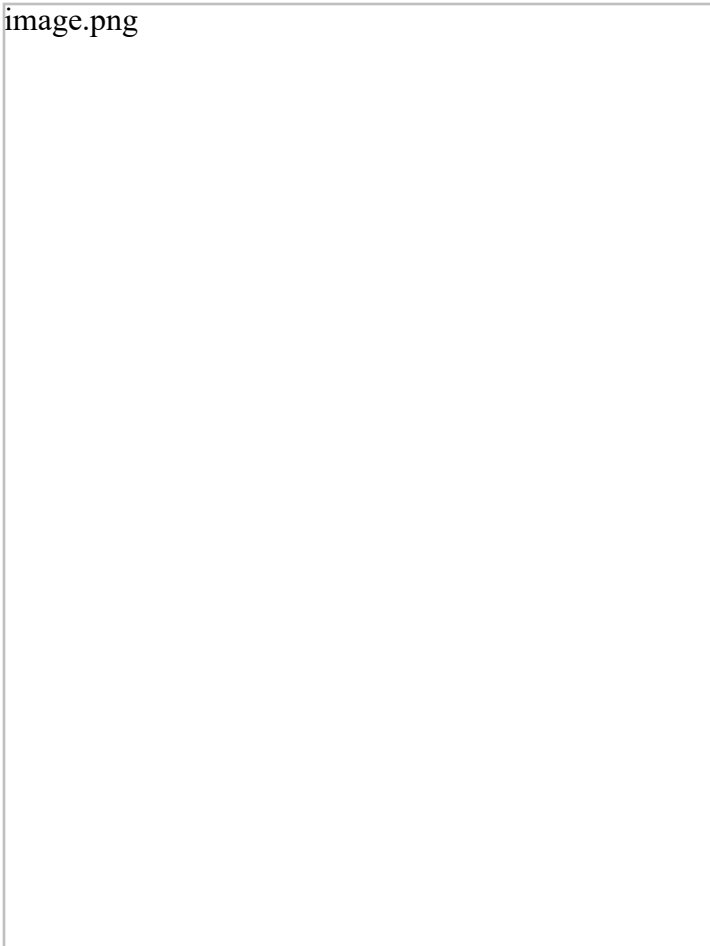
Julia,

Since they are changing to CR, shouldn't they be required to have a new Public meeting since it is a new designation? Secondly, I checked my notes and the first public meeting was on a Friday (1-10-2020) which I believe is *not* permitted, and another reason for there to be a new neighborhood meeting.

Lastly, in their letter, I believe OHNA was referring to the Draft Original Highlands Neighborhood Plan which states that CR "would not allow large restaurants or bars." Can you please submit the attached into the record for this matter, which is a screen shot of this plan and which illustrates what OHNA was actually referring to?

Regards,
Max

image.png



Sent from my iPhone

On Mar 14, 2022, at 12:44 PM, Williams, Julia
<Julia.Williams@louisvilleky.gov> wrote:

CR would not allow bars. As far as large restaurants the lot itself would not lend itself to something with a lot of square footage. CR does permit restaurants that can serve alcohol indoors only.

From: Max Bridges <bridges.max@gmail.com>
Sent: Monday, March 14, 2022 12:20 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Re: 20-zone-0037, Change in Zoning

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Julia,

Sorry for the extra email. The OHNA letter says that CR would not allow bars or large restaurants. Is that an accurate statement? Doesn't CR permit restaurants and alcohol sales?

Thanks,

Max

Sent from my iPhone

On Mar 14, 2022, at 11:53 AM, Williams, Julia
<Julia.Williams@louisvilleky.gov> wrote:

Yes, your comments made at LD&T are part of the public record.

From: Max Bridges <bridges.max@gmail.com>
Sent: Monday, March 14, 2022 10:56 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Re: 20-zone-0037, Change in Zoning

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Julia,

Thanks for the update. I had previously spoken in opposition at the last hearing back in 2021. I assume my comments are part of the public record/file? I'll just be repeating the same items at this upcoming hearing. Do you have a copy of this letter that was sent to the neighborhood association?

Regards,

Max

Sent from my iPhone

On Mar 14, 2022, at 9:26 AM, Williams, Julia
<Julia.Williams@louisvilleky.gov> wrote:

The previous request was for C-1 and now they are requesting CR per a letter they received from the Original Highland Neighborhood. Yes, You can be added to speak in opposition. The application is still active as long as they keep communicating with staff. LD&T may likely set the public hearing date for this case. There are no additional application fees.

Thanks
Julia

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

From: Max Bridges <bridges.max@gmail.com>
Sent: Sunday, March 13, 2022 10:02 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: 20-zone-0037, Change in Zoning

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Julia,

I live next to this property in question and have some questions/comments regarding the proposed change.

1. In the last hearing, the applicant said they were

considering going for something less than C-R, such as OR, and asked for a continuance. Have they decided to do this, or are they still pursuing C-R?

2. If they are proceeding with CR, can you please add me to the docket to speak in opposition?

3. How long can they keep this matter going with continuances? Do they need to pay any additional fees or have a new public meeting? This has been going on for several years now.

Thanks,
Max Bridges

Sent from my iPhone

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Dock, Joel

From: Rick Sweeney <rickjsweeney@yahoo.com>
Sent: Friday, February 7, 2020 1:06 PM
To: Dock, Joel
Subject: 969 Barrett Ave zoning request

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Mr. Dock,

Please note my opposition to this zoning request for 969 Barrett Ave. I attended the meeting held by the owner in regards to it. I find the uses offered by the zoning he seeks could have a great adversarial impact on use of the alley (not just an access issue, but a safety issue) and the adjacent properties purchased by neighbors with the expectation of 969's current zoning. I don't believe there is any imminent need for this particular path sought by the owner other than considerably more profit to him when he sells the property above what he will already have realized with the current growth in real estate prices (that the rest of us enjoy), or perhaps to allow him (or any future owners) to pursue an interest in another business on the property that could potentially have a very negative impact on all that surround him.

Thanks,

Rick Sweeney
1328 Hepburn Avenue

From: [Davis, Brian](#)
To: [Williams, Julia](#)
Subject: FW: Public Hearing Item Comment Form [#89]
Date: Monday, March 14, 2022 7:47:37 AM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Friday, March 11, 2022 3:15 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#89]

Name *	Bette Niemi
Address *	<input type="checkbox"/> 971 Barret Ave Louisville, Kentucky 40204 United States
Email	bettejniemi@twc.com
Phone Number	(502) 472-7744
What is the case number of the development application? *	20-ZONE-0037 (969 Barret Avenue)

Comments *

I live next door to the 969 Barret Avenue property. We purchased a empty lot at 971 Barret Avenue in 2016. The following year, we built our home at that location. 969 Barret Avenue was zoned R-5B when we built. 969 Barret and 971 Barret share a 140 foot property line. The other sides of 969 Barret are surrounded by five residential properties on Highland Avenue (1300-1308). The backyards of these residences back up to a narrow alley which runs between their yards and next to the building on 969 Barret. A residence at 1310 Highland Avenue runs along the rear of the building at 969 Barret Avenue. In deed, the 969 Barret Avenue property is surrounded by seven separate residential properties. There are no adjacent properties zoned commercial. It is my understanding that the majority of adjoining property owners object to this change of zoning request. I should also note that the owner of the 969 Barret Avenue property has refused to disclose why a rezoning to a commercial classification is necessary and/or what would be done with the property if the request was successful. If this rezoning request succeeds, not only would the value of my property dramatically decrease, but my ability to enjoy my home as a residential property would be significantly diminished. I will be out of the country on March 24th and will not have access to phone or internet. I respectfully request Julia Williams, the case manager, to share my views with members of the committee. I also encourage Ms. Williams to personally view the properties in question if she hasn't already done so. Sincerely, Bette Niemi

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes