

## St. Germain, Dante

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**From:** Liu, Emily  
**Sent:** Tuesday, November 9, 2021 8:46 PM  
**To:** St. Germain, Dante  
**Cc:** Reverman, Joe  
**Subject:** RE: Website Mayor Contact Form [#57072] - on

Dante, can you respond to the comments/concerns from this citizen?

Thanks  
Emily

Yu "Emily" Liu  
Director  
Louisville Metro Planning and Design Services  
Develop Louisville, Louisville Forward  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
502.574.6678  
<https://louisvilleky.gov/government/planning-design>

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<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

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**From:** Mayor Information <Mayor.Information@louisvilleky.gov>  
**Sent:** Monday, November 8, 2021 11:03 AM  
**To:** Liu, Emily <emily.liu@louisvilleky.gov>  
**Cc:** Wethington, Jessica <Jessica.Wethington@louisvilleky.gov>  
**Subject:** FW: Website Mayor Contact Form [#57072] - on

Emily,

Can you help us by sending below to proper source>

As always, thank you.

mm

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**From:** Wethington, Jessica <[Jessica.Wethington@louisvilleky.gov](mailto:Jessica.Wethington@louisvilleky.gov)>  
**Sent:** Monday, November 8, 2021 10:57 AM  
**To:** Reverman, Joe <[Joe.Reverman@louisvilleky.gov](mailto:Joe.Reverman@louisvilleky.gov)>  
**Cc:** Mayor Information <[Mayor.Information@louisvilleky.gov](mailto:Mayor.Information@louisvilleky.gov)>; Bowling, Caitlin <[Caitlin.Bowling@louisvilleky.gov](mailto:Caitlin.Bowling@louisvilleky.gov)>  
**Subject:** FW: Website Mayor Contact Form [#57072] - on

For Case number 21-ZONE-0033.

For my knowledge, who is over Zoning these days?

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**From:** Mayor Information <[Mayor.Information@louisvilleky.gov](mailto:Mayor.Information@louisvilleky.gov)>  
**Sent:** Monday, November 8, 2021 9:42 AM  
**To:** Wethington, Jessica <[Jessica.Wethington@louisvilleky.gov](mailto:Jessica.Wethington@louisvilleky.gov)>  
**Subject:** FW: Website Mayor Contact Form [#57072] - on

Good morning.

Can you send to proper source for a response?

Thx

mm

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**From:** Website Contact Form for Mayor's Office <[no-reply@wufoo.com](mailto:no-reply@wufoo.com)>  
**Sent:** Friday, November 5, 2021 9:07 AM  
**To:** Mayor Information <[Mayor.Information@louisvilleky.gov](mailto:Mayor.Information@louisvilleky.gov)>  
**Subject:** Website Mayor Contact Form [#57072] - on

**Date \*** Friday, November 5, 2021

**Name \*** Angela Impellizzeri

**Address**   
**\*** 1236 Helck Ave  
Louisville , KY 40213  
United States

**Phone** (502) 220-5482

**Number**

**\***

**Email \*** [noodleheadpig@gmail.com](mailto:noodleheadpig@gmail.com)

**Comment, question or concern:**

Dear Mayor Fischer,

We are lifelong residents of Jefferson County and have a deep love and appreciation for this land. My daughter is a senior FFA officer at Seneca High and my son is at Highland Middle School.

We recently began creating a small homestead near an area historically known as The Wetwoods. We are a certified Monarch Waystation and a designated Wildlife Habitat by the National Wildlife Federation. This land was historically a stretch of swamps and wetlands connecting the tributaries of the Beargrass Creek and the Fern Creek watersheds. There are currently only about 5 acres remaining of the original 20,000 acres that included a massive buffalo trace and part of the old Wilderness Road, the most famous road in Kentucky history. Daniel Boone himself traveled this road, which went through our county down what we now know as Preston Highway crossing westward at the Falls of the Ohio.

A portion of this land was purchased by Eliza Curtis Huntley Travis, a black slave woman, from her owner when she was freed. She and her descendants, as well as other freed slaves, resided here for many decades and she is now buried at Forest Home Cemetery, one of Louisville's historical black burial grounds, and one of the oldest African American cemeteries in Kentucky.

We are sharing this important story in an effort to preserve this culturally relevant wetlands area of our city. It is currently set for a zoning change meeting on November 18, 2021 to allow for destruction and development.

As our global human community reckons with climate change and leaders in Glasgow pass agreements to preserve established forested areas, we implore you to take note of this wetland area of our city, designated by MSD, and save this important section of Louisville's tree canopy from development. The opportunity to preserve this wetlands and to highlight this history would be a win for our city.

It would seem paradoxical that a city designated as a heat island with many tree planting initiatives would ignore a beautiful, important piece of mature woodlands full of oaks, maples, sweetgums, owls, coyotes, and hawks. This deciduous hardwood forest is a rich pocket of biodiversity and part of a wildlife corridor that should not be overlooked by our local leadership.

We have a petition of 50+ neighborhood signatures who oppose this development for a multitude of reasons and would welcome your attendance at the zoning meeting. Case number 21-ZONE-0033

Sincerely,

Angela Impellizzeri and  
Paige Waggoner Clark

1236 Helck Avenue  
Louisville, KY 40213  
502-220-5482

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## St. Germain, Dante

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**From:** angela impellizzeri <noodleheadpig@gmail.com>  
**Sent:** Friday, November 5, 2021 1:14 PM  
**To:** St. Germain, Dante  
**Cc:** George, Nicole A.; Roarx, Rachel G.  
**Subject:** 21-ZONE-0033 Concerns Re: Tree Canopy Waiver  
**Attachments:** Tree Canopy Waiver Justification.pdf; 21-ZONE-0033\_TreelInventory\_092021.pdf; 21-ZONE-0033\_applicant\_justification.pdf

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Good afternoon-

I'm wishing to voice a concern over the developer for this property (1230 and 1230R Helck Ave) submitted and received approval for a Tree Canopy Waiver (21-WAIVER-0057) on 5/21/2021. It appears that the city didn't publish a report on the canopy until 9/14/2021 (see attached). Am I mistaken that a waiver be granted before an analysis of said canopy is performed?

Please ensure this email is recorded into the official documents to this zoning case, specifically in opposition to this rezoning. I have also cc'd my councilwoman, Nicole George.

Angela Impellizzeri  
1236 Helck Avenue

## St. Germain, Dante

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**From:** angela impellizzeri <noodleheadpig@gmail.com>  
**Sent:** Tuesday, October 26, 2021 1:20 PM  
**To:** St. Germain, Dante  
**Subject:** 21-ZONE-0033 - 1230 & 1230R Helck Ave / Comments for Change in Zoning

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***My comments are in response to case number 21-ZONE-0033 . 1230 & 1230R Helck Ave***

I object for a variety of reasons to the change of zoning to 1230 and 1230R Helck Ave, 40213

I live at 1236 Helck Avenue. My partner and I purchased and moved into our home in May 2021. We were impressed with the way the neighborhood had established itself in the midst of the commercial districts of Preston Highway and Poplar Level Road. We were also extremely impressed with the way thoughtful design had been applied to the street to help with water run-off and drainage issues-- while also preserving the tree-canopy that exists in our neighborhood and the urban core of Louisville. We were impressed by the intentional preservation to this residential slice of Metro Louisville throughout the decades.

At the core of the issue is how the neighborhood can support the additional human traffic, water run-off and wastewater from the proposed apartments-- not only from the flushing of toilets and running of showers- but to the run-off caused by the needed parking for this development?

The area is already prone to flooding and is listed as a potential wetlands area by Jefferson County. The reason it is listed by Jefferson County as a potential wetland is for its low-lying nature and hydric soil composition. This 5 acrea area is important to the entire area as it helps mitigate the existing standing water situation all along our street. It is imperative that responsible development (including the restricting of new development) be employed so as to not upset the changes that have already been made to improve the water run-off and drainage situation in this area by MSD and other governing entities.

Also a deep concern is the increase in vehicular traffic and specifically, the access/egress of vehicular traffic from the proposed complex. As the plan stands, all inhabitants of the development would have to exit onto private property (Preston Oaks Apartment) or onto a deadend street (Helck Ave). Both of these situations also cause traffic to exit only onto Gilmore Lane. This also could propose a significant challenge to emergency vehicles needing access to this proposed development.

In essence, the scale and scope of this project, squeezed into residential areas and creating a density that cannot be supported by current infrastructure, traffic patterns and goes against the nature of established MSD drainage systems and the natural lay of the land.

The proposal to build 5 3-story buildings that will not fit the surrounding aesthetic, create a noise and light pollution situation and could adversely impact the drainage and potential for flooding all along the area of Gilmore Lane and is off base to responsible development in existing areas. This development would also tear at the heart of the tree canopy preservation efforts that have been established in the city to mitigate the heat island effect.

This area and tract of land should serve as a model of success as to how the denial of rezoning requests of certain areas

is necessary and that developers shouldn't expect new construction to trump every reason that zoning restrictions were set forth in the first place.

***As a homeowner, we whole-heartedly object to the proposed zoning change for 1230 and 1230R Helck Ave.***

**It is my intention to join the meeting either virtually or by phone.**

### Planning Commission's Land Development & Transportation Committee

The Committee will be meeting on **Thursday, October 28, 2021 at 1:00 PM**. This meeting will be held online via Cisco Webex Video Teleconferencing. You may join the online meeting using a computer, laptop, or mobile device by following the link below:

- Event number: 2306 177 0165
- Event Password: LDT102821
- To join this event online, go to <https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e366823d4e31db2c321e1babbd1bbd0ee>

If you cannot participate online via Cisco Webex, you may also participate by phone by calling (415)655-0001 (use the above Event Number as your access code) or by viewing the meeting at the Old Jail Auditorium (514 W Liberty St, Louisville, KY 40202).

## St. Germain, Dante

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**From:** Joyce Freadreacea <jfreadreacea1@twc.com>  
**Sent:** Tuesday, February 2, 2021 8:06 PM  
**To:** St. Germain, Dante  
**Subject:** Proposed change at 1230&1230R Helck Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. St. Germain:

I am very concerned about the proposed change at the above address from R4 Residential to R7 Residential. As I understand the only outlet for this development would be onto Helck Avenue.

The traffic pattern available to us on Helck Avenue is so very limited as this is a dead-end street. The thought of having 96 families exiting onto Helck is a most serious matter to all the families living on this dead end street. Our only exit to the community is from Helck Avenue onto Gilmore Lane. I don't know if a traffic pattern has been studied or not. I don't see any evidence of this and I must let you know that Gilmore Lane is a very well travelled street. It is the shortest route from Poplar Level Road to Preston Highway. The many trucks from the railroad use this road from Poplar Level as well as the terrific amount of trucks from UPS that exit Edgewood onto Gilmore Lane from Preston.

Many times a day cars/trucks are backed up from Preston well pass our Helck Avenue making cars back up on Helck. How will we ever be able to get out into the community if there is an emergency? I had a doctor's appointment today and had to wait for a break in the traffic to enter Gilmore Lane. What would 96 more vehicles add to this problem? I would appreciate any consideration you can give to this situation. Thank you, Lillian Joyce Freadreacea



## St. Germain, Dante

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**From:** Joyce Freadreacea <jfreadreacea1@twc.com>  
**Sent:** Wednesday, February 3, 2021 10:56 AM  
**To:** St. Germain, Dante  
**Subject:** Rezoning property, wooded acres at 1230 and 1230R from R4 to R7

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Feb. 3, 2021

Planning and Design Services

Dear Ms. St. Germain:

After forwarding the e-mail about my concerns about the changing of property at 1230 and 1230R Helck Avenue from R4 to R7 I remembered just why this was so serious a matter to me.

I mentioned that Helck is a Dead-end Street, absolutely no other access to the greater community. This was made very real to me when during a bad weather day in the cold of winter ---all utilities were off on our street. I tried immediately to get my husband (who is 90) and I (84) out to my son's home. The street was completely blocked with utility repair crews, so we turned around in a neighbor's drive and went back home. No heat, but we put on warm cloths, no lights, but we had flashlights and candles. We waited it out. Night came and it was really cold and dark and my son called to check on us again and asked if we could walk to Gilmore Lane from our home and that his wife would pick us up at the laundermat on Gilmore.

We packed a few things to carry with us and set out. As we got close to the repair crews we were instructed to walk through neighbors' yards to get on the other side of the workman. It was muddy and slippery. My husband fell to his knees and Thank the Good Lord, two strong men picked him up and got us safely to the other side of the repair equipment. We met our daughter-in-law and my husband was almost too embarrassed to get into her nice clean car with all the mud he was covered with. Yes, everything ended O.K., but this is the reason I am writing to you – the families on Helck have no other exit and I can imagine how difficult it will be when 96 families could be blocking our way.

The property in question is only a few houses from Gilmore Lane, which leaves all the rest of our families on Helck in line after them.

Thank you for any consideration you may give to this situation. Lillian Joyce Freadreacea, 1258 Helck Avenue, Louisville, Ky. 40213

## St. Germain, Dante

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**From:** Marilyn Haynes-Collins <mhcollins@insightbb.com>  
**Sent:** Wednesday, February 3, 2021 9:56 PM  
**To:** nwright@mindelscott.com; dmindel@mindelscott.com; St. Germain, Dante  
**Subject:** 1230 Helck Ave proposed Rezoning  
**Attachments:** doc08882920210203193154.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good Afternoon,

Please be advised that myself, my family and my neighbors are strongly opposed to rezoning of the property at 1230 Helck Avenue from R4 to R7.

Please note attached is a petition with 47 signatures stating we don't want this change to occur. I'm told there are other similar petitions circulating in our neighborhood against this.

We are saddened that many neighbors won't be able to log in to the meeting. Several are elderly and don't have computer access and won't have a chance to voice their opinions or ask questions like they could in an in person meeting. We feel something this important involving so many people's lives should be done in person, not virtually.

Thank you for your time and consideration.

Respectfully,  
Marilyn Haynes Collins

PETITION Jan 2021

We the neighbors on and around Helck Avenue strongly oppose the proposed rezoning and Building of 4 huge three story apartment buildings (96 Units) on the site at 1230 Helck Avenue.

That will totally disrupt the quiet life style of the area will have all enjoyed for last 45 years.

Three story buildings will not fit in on our single family predominantly single story neighborhood.

We are all used to having our view of the woods privacy and peacefulness that provides , Blocking the apartments that are on the other side of the woods. Creating some small privacy for us.

We have enough apartments in our area now. Crafty apartments were forced to put up a 8 ft. fence with barbed wire on top to keep the children/teenagers living in them out of our yards ,swing sets and tree houses while we all worked. Not to mention many theft of bicycles, car stereos , lawnmowers and gasoline problems we had before that was done.

1. That many more people will have to create lots more noise , more litter, more crime and of course more traffic approximately 200 more cars on our tiny street.
2. We have children on bikes and people walking their dogs all the time in the street , we don't have sidewalks. Some neighbors have to walk every day , everywhere. They don't own cars.
3. Our street won't be safe anymore .
4. The proposed entrance and exit is right in the middle of a dangerous curve where many accidents have occurred.
5. Unknown to outsiders it is a real wildlife haven. We have hawks, owls and many species song birds , squirrels, deer , rabbits, raccoons ,ducks and it's a firefly breeding ground.

To proceed with this proposal would be a total disregard of the neighbors health and wellbeing and disrespect in general .

The city of Louisville is planting trees and this would eliminate almost 5 acres of trees we need to clean our air.

We the neighbors have discussed and most are open to the possibility of building some single family single story homes on the site and while preserving most of the old growth trees.

Thank You.

Name	Address	Phone or Email
Stephen R. Edelen	1207 Helck Ave	502 802-7998
Daryl Hill	1203 Helck Ave	502 281-9084
Aramis Rodriguez	1205 Helck Ave	502 340 0832
<i>[Signature]</i>	1237 Helck Ave	502 618-6296
Nea Mary	1238 Helck Ave	502-291-426
Logan McNeal	1238 Helck Ave	319-333-9112
Steve Hart	1243 Helck Ave	502-416-2210
Shannon R. Cartwright	1243 Helck Ave	502 5004661
Susan Skelton	1255 Helck Ave	502-744-857
Suzana Castaneda	1255 Helck Ave	502-744-812
Marilyn Hayes Collins	1232 Helck	502-541-1383
Janet <del>Sten</del>	1234 Helck Ave	(502) 974-2005
Janet <del>Sten</del>	1240 Gilmore Ln	502-435-1002
Janet <del>Sten</del>	1354 Vim Dr	502-819-0443
Glenda Ann	1262 Helck Ave	502-961-6336
Laura E Hon	1262 Helck Ave.	(502)-961-6330
Mary Hack	1254 Helck Ave	(502)-964-8354
Walter Hack	1254 Helck Ave	(502) 9648354
Rodney Hack	1250 Helck Ave	(502) 494-8130
Pam Hack	1250 Helck Ave	(502) 494-8130
Lillian Joyce Fredericka	1258 Helck Ave	(502) 969-0653
L. S. Fredericka	1258 Helck Ave	(502) 969-0653
Ronetta Harris	1263 Helck Ave	(502) 498-9212
Rosie Harris	1263 Helck Ave	(502) 498-9243
Symmette Harris	1263 Helck Ave	
Colin Carter	1261 Helck Ave	(502) 291-7092
Jamar Carter	1261 Helck Ave	(502) 291-7092

2960489

Edward R. Linn	1307 Helck Ave
Beggy M. Cummins	1307 Helck Ave
Walter	1316 Helck Ave
Teodoro Almaran	1315 Helck Ave
Jan Thomson	1319 Helck Ave
Jodd Benton	1323 Helck Ave
Kathy Mads	1308 Helck Ave.
Floyd Vance	1310 Helck Ave house #021
Carlee Vance	1318 Helck Ave house #0213
Cesar Guerrero	1314 Helck Avenue Louisville
Mohel R. PELLOU	1256 Helck Ave
Andie G. Portman	1244 Helck Ave 40213
Nathan Davis	1236 Helck Ave 40213
Janeal D. Call	1236 Helck Ave 40213
Kurt Thun	1264 Helck Ave Lou 40213
Roxann Wolfe	1240 Gilmore AV Lou 40213
_____	1240 Gilmore Ln 40213
Mindy Cohas	1231 <del>Helck</del> Helck 40213
Rev. Jimmy Deckard	1324 Helck Ave 40213
Belinda Deckard	1324 Helck Ave Lou. Ky 40213

## St. Germain, Dante

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**From:** Roarx, Rachel G.  
**Sent:** Monday, February 8, 2021 9:38 AM  
**To:** St. Germain, Dante  
**Cc:** George, Nicole A.  
**Subject:** Helck Pre-App for Rezoning  
**Attachments:** doc08882920210203193154.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Dante,

As the case manager for 1230 & 1230 R Helck Ave rezoning, I wanted to make sure this neighbor petition was sent to you for the case file. I did a rough count and it looks like 47 signatures to me but you might want to double check. It lists names, addresses, and phone numbers of folks in opposition.

Please let us know if you have any questions.

**Rachel Roarx** | Legislative Aide

Office of District 21 Councilwoman Nicole George  
City Hall | 601 W. Jefferson St. | 3<sup>rd</sup> Floor  
Office: (502) 574-1121



Click [here](#) to sign up for the District 21 eNewsletter!

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**From:** Marilyn Haynes-Collins <marilyn.haynes.collins@gmail.com>  
**Sent:** Friday, February 5, 2021 6:32 PM  
**To:** Roarx, Rachel G. <Rachel.Roarx@louisvilleky.gov>  
**Subject:** Fwd:

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Hello,  
Thank you for your input at the meeting last night.  
Attached is a copy of the petition I mentioned.  
Thanks again,

----- Forwarded message -----

From: **Marilyn Collins** <[mcollins@totalservicesinc.com](mailto:mcollins@totalservicesinc.com)>  
Date: Wed, Feb 3, 2021 at 9:05 PM

Subject: Fwd:

To: Marilyn Haynes-Collins <[marilyn.haynes.collins@gmail.com](mailto:marilyn.haynes.collins@gmail.com)>

----- Forwarded message -----

From: <[scans@totalservicesinc.com](mailto:scans@totalservicesinc.com)>

Date: Wed, Feb 3, 2021 at 7:26 PM

Subject:

To: <[mcollins@totalservicesinc.com](mailto:mcollins@totalservicesinc.com)>

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CS 3011i

[00:17:c8:4c:c0:b0]

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Marilyn Haynes Collins

Total Services Inc.

P and L Express, Inc.

502-454-1594 phone

502-454-9651 fax

[mcollins@totalservicesinc.com](mailto:mcollins@totalservicesinc.com)





## St. Germain, Dante

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**From:** Dock, Joel  
**Sent:** Monday, February 1, 2021 9:51 AM  
**To:** St. Germain, Dante  
**Subject:** petition for Helck Avenue rezone- 21-zonepa-0008

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For your records.

Received a phone call from Earleen Vance (2/1/21) stating that she is opposed to the development.

It sounded like a petition was circulating but I wasn't sure if it was a night hearing or petition simply to oppose.

**Joel P. Dock, AICP**

Planner II  
Planning & Design Services  
Department of Develop Louisville  
*LOUISVILLE FORWARD*  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
502-574-5860

<https://louisvilleky.gov/government/planning-design>



**DEVELOP  
LOUISVILLE**  
*LOUISVILLE FORWARD*



## St. Germain, Dante

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**From:** gealr@iglou.com  
**Sent:** Wednesday, May 12, 2021 9:33 PM  
**To:** dante.stgermain@louisvilleky.gov; St. Germain, Dante; dantest.germain@louisvilleky.gov  
**Cc:** George, Nicole A.; Roarx, Rachel G.  
**Subject:** Record 21-WAIVER-0057:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dante St. Germain,

I am opposed to the waiver of the 20% tree canopy. A tree canopy of 20% is extremely low.

Currently, District 21 has a very low tree canopy of 16%. District 21 cannot afford to allow any developer a waiver of the 20% tree canopy.

If the developer cannot figure out how to keep 20% of the tree canopy, then a new developer is needed.

Ann Ramser