

## St. Germain, Dante

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**From:** richard young <richard\_young@bellsouth.net>  
**Sent:** Sunday, January 23, 2022 8:51 AM  
**To:** St. Germain, Dante  
**Subject:** Fountain Dr. Rezoning

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I cannot attend the meeting about the rezoning of Fountain Drive to commercial. We certainly do not need any more small businesses at that corner. The traffic is always backed up from the expressway and Washburn light. Adding another set of businesses will add to traffic.

Thanks for listening to my view,  
Carolyn Young

[Sent from AT&T Yahoo Mail on Android](#)

## St. Germain, Dante

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**From:** stpinlou@aol.com  
**Sent:** Monday, July 26, 2021 6:28 PM  
**To:** drbrettzemba@gmail.com  
**Cc:** kgootee@mindelscott.com; St. Germain, Dante; davidpatricia@bellsouth.net  
**Subject:** Re: Zemba office proposal at 917 and 919 Fountain Ave. and 4700 Westport Road

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Dr. Zemba,

As you know, my client, Mr. Bivin, lives next door at 913 Fountain Drive. While Mr. Bivin is perfectly happy with the current single-family house next door to him and was strongly opposed to commercial zoning which would have removed the house, he is reluctantly accepting of office zoning, but only if the parking lot is not next to his property. The view, noise, lights and pollution from a parking lot are not acceptable. The side of a one-story building with proper design and landscape buffering is. That building would serve as a barrier to noise, light and pollution from Westport Road as well as from the office building parking lot. If the parking lot is adjacent to his property, we will strongly oppose the rezoning.

I want to point out to staff that this property is on a suburban corridor and not an urban one. Parking on Westport Road is common for institutional and commercial properties along this corridor. For example, if one goes 4/10 of a mile to the west, Westport Road Church of Christ has 60 parking spaces between Westport Road and the front of its building. As one goes 4/10 of a mile to the east, the following properties all have parking along Westport Road in front of their buildings:

1. 4810-4860 Westport Road between Abbeywood and Herr Lane, parking for 30 apartments along Westport Road.
2. 7410 Westport Road, 10 parking spaces and a driveway between Arch Heady Funeral Home and Westport Rd.
3. 7420 Westport Road, an auto drive-thru for Taco Bell between the building and the road
4. 1415 Lyndon Lane, a Speedway which faces Westport Rd., has a gas canopy, a driveway and parking between its building and Westport Rd.

My client and his neighbors do not want auto traffic and parking to invade the neighborhood. Using the building as a barrier helps with that desire. We hope you will continue with your application as originally designed. We will support that before the Planning Commission, but only with the parking lot along Westport Road with adequate landscaping, of course.

Steve Porter

**Stephen T. Porter**  
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In a message dated 7/24/2021 12:24:30 PM Eastern Standard Time, drbrettzemba@gmail.com writes:

Just had the pre-application meeting yesterday with the city. Dante wants the building and the parking lot to now flip....her reason: the look and feel for the community...it's a better feel, look and experience for people along Westport Rd to be closer to the building vs a parking lot.

So this is news...not sure what to do now...maybe just back out of the deal.

Kent with Midel Scott, the designer who I'm sure you have spoken to also asked me to reach out....if the building does get flipped, what does your client want for a barrier/buffer?...guess last time he didn't like a fence.

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N Brett Zemba, DC, B CAO  
Board Certified Atlas Orthogonist

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