

Pollock, Heather

From: Stanley Bush <bush303@bellsouth.net>
Sent: Wednesday, October 26, 2022 7:56 PM
To: Pollock, Heather
Cc: bush303
Subject: Variance Proposal at 2011 Esperanza Way (22-VARIANCE-0102)
Attachments: DSCN2729.JPG

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Dear Ms Pollock:

I received a public hearing notice for the above address today. I own property that falls within the Tier One category (1819 Bardstown Rd) that is across the alley from the two story garage and workshop currently under construction at 2011 Esperanza Way. I have owned this property since 1988 and once lived on the upper floors of my property. I am opposed to this variance request for the following reasons:

1) The two story building is being built to the property lines without any regard to normal setbacks.

2) The original building permit was for a 1 story garage and attached workshop but has morphed into a two story structure. This lot is far too small for a building of this size. If construction is approved, then a one story two car garage without the workshop addition would be more appropriate and in scale.

3) Line of sight requirements for vehicles entering and exiting adjacent alley that runs east and west behind 2022 - 2032 Speed Ave and 1824 -1826 Hampden Ct is non-existent. The bulk of incoming traffic into this alley begins with cars turning down the privately owned driveway and parking lot which belong to Cherokee Coin at 1825 Bardstown Rd. I have attached a photo showing the Cherokee Coin driveway and parking lot with an AT&T pole on the right side which will make access difficult for the cars and trucks attempting to access the rear of Speed Ave and Hampden Ct. I will also encounter difficulty in maneuvering a boat stored in my rear parking lot due to decreased access to the public right of way (narrow alley behind Speed Ave).

4) This structure is being built on an alley with a pavement width of only 11'9". This is a heavy use alley that serves as the main entrance to the large Dental Group office at 1815 Bardstown Rd with numerous cars, UPS trucks, Fedex, and other deliveries daily. The main entrance to the Dental Group is on the back alley side which was a requirement of the Bardstown Rd Overlay Commission in 1993 when it was developed. The telecommunications equipment easement is also in this alley with numerous AT&T truck visits for new service, disconnects, and maintenance.

5) The concrete pad, footings, and framing were built without an approved variance. The construction is not in compliance with the original building permit and enforcement action has begun. See ENF-BLD-22-09342 and ENF-BLD-22-09393.

6) The alley access problems need to be reviewed by Louisville Metro Public Works for line of sight problems and the Louisville Fire Department for alley access in case of a fire or other emergency before approval is granted.

My opposition is practical and not personal to the owners of 2011 Esperanza Way. The original house was built on a crammed lot and now it is becoming more crammed with this addition.

Sincerely,

Stan Bush
Owner of 1819 Bardstown Rd
Louisville, KY 40205
502-526-2245 (cell)
502-634-1402 (home)

Pollock, Heather

From: Frank Alexander II <frank@funstyleliving.com>
Sent: Tuesday, November 1, 2022 5:31 PM
To: Pollock, Heather
Subject: Variance Proposal Address: 2011 Esperanza Way / 22-VARIANCE-0102

Categories: Print Email, Respond

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Dear Ms Pollock:

I have become aware of a public hearing for a project at the above referenced address. I own property not far away and shop in the area where this two-story garage and workshop currently under construction at 2011 Esperanza Way are located. I am opposed to the granting of this variance request for the following reasons:

- 1) The structure is constructed to close to the property lines in violation of required setbacks.
- 2) The project as proposed exceeds what is allowed on a lot this size.
- 3) Vehicle traffic will be impeded in the narrow alley. Louisville Metro Public Works for visibility problems and the Louisville Emergency Services for alley access in case of a fire or similar emergency should review the project as a condition preceding the granting of any variance.
- 4) The project as-built, is not in compliance with the original building permit and the concrete pad, footings, and framing were built without an approved variance (ENF-BLD-22-09342 and ENF-BLD-22-09393).

I do not support this as-built non-compliant project.

Sincerely,

Frank Alexander II
Owner: 1061 Cherokee Road, Louisville KY 40204
Mailing Address: P.O. Box 8722, San Jose CA 95155
Email: Frank@FunStyleLiving.com

Pollock, Heather

From: Becky McFarland <beckymcf1@yahoo.com>
Sent: Monday, November 7, 2022 8:49 PM
To: Pollock, Heather
Subject: Case 22-Variance-0102
Attachments: NOTICE .pdf

Categories: Print Email, To Do, Alert

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We are writing to oppose the building at 2011 Esperanza Way. It is a 2 story building that is basically in our driveway. It is potentially over our property line at the rear of our property at 2022 Speed Ave. We are very upset because we were not notified of the hearing until after the meeting was over. Please see attached Notice of Hearing that was in our mailbox today after we got home. You can clearly see that it was not postmarked and likely illegally placed in our mailbox after the meeting. We called 311 four times in the last 3 weeks and we called the Board of Zoning Adjustment and NO ONE told us about this meeting. In fact we were told on October 28th when we called 311 that there was not a person assigned to the case. Our initial call was on October 11, 2022, then we called again on October 17th, October 24th, and October 28th. We spoke with Jeremy from the Board of Zoning after we left a message about our concerns a couple of weeks ago and yet we were not notified of this meeting by Jeremy during that phone call nor anyone else. There was nothing posted to notify the public of this meeting.

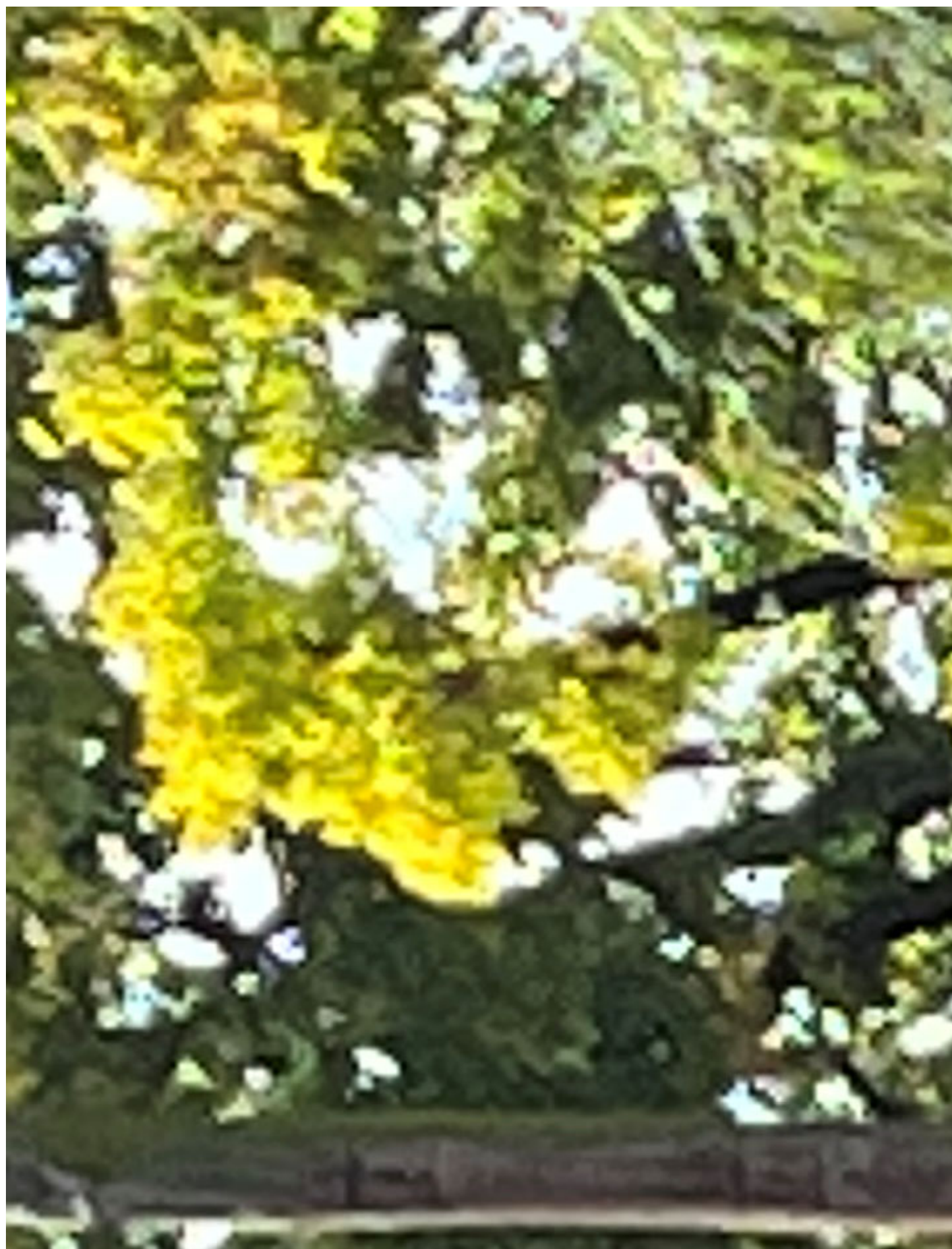
When we called all of these times, we asked for someone to get them to cease construction until this matter could be addressed. This building is either on the property line and possibly over the property line. We were told by the homeowners that they would be building a carport and we left for vacation on October 16th it was only a concrete slab but when we got back from vacation on October 22nd there was a 2 story building.

Why were they allowed to start construction before a public hearing was held? We would have been at the hearing had we have known. This giant building makes it very difficult to get into our driveway. We called the police on Tuesday, October 11th because the construction workers had parked in our driveway on our property without our consent, and they blocked us from leaving our property. They also blocked the alley in both directions, and refused to move their cars. As you can see this notice was not postmarked and strategically placed in our mailbox AFTER the meeting. We left our house at 10am this morning and it was not in our mailbox at that time.

This is some serious shady stuff that is going on. We would appreciate a quick response on how this be handled. We strongly oppose the construction of this building on 2011 Esperanza Way as it is too close to our property line.

Please see the photos below from October 11th which show where the concrete was about to be poured and how close it is to our property line, and that the construction workers parked on our property and blocked the alley in both directions. We were told by 311 and Jeremy at the Board of Zoning that a new construction could not be built within 5 feet of our property line. This is clearly too close to our property line, if not over the line. We strongly object to this construction.

James and Rebecca McFarland





Pollock, Heather

From: Douglas Miller <douglasmillerart@gmail.com>
Sent: Monday, November 14, 2022 4:58 PM
To: Pollock, Heather
Subject: Building concerns

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Hello, I received a card in the mail about a construction project at 2011 Esperanza Way and was given your contact info. I am concerned that the large building that is being constructed is too close to the alley (running North-South). Also, the building creates a massive blind spot for traffic along the connecting alleys and parking lots. Thanks for your time,
Douglas Miller

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douglasmillerart.com