

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

May 25, 2018

RE: Bradford Mills Lofts
Property: 1134 – 1136 Reutlinger Avenue, 1034 E Oak Street

Dear Neighbor:

Our client, Bradford Mills, LLC, is in the process of applying for a Conditional Use Permit for the addition of approximately 35 new off street parking spaces to support Bradford Mills Lofts.

We are inviting nearby property owners and neighborhood group representatives to discuss the proposal at an informal meeting we are hosting on June 11, 2018 at 6:30 p.m. at the German Paris Town Neighborhood Center located at 1094 E Kentucky Street, Louisville, Kentucky 40204.

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: Pat Mulvihill, Metro Council District 10
Planning & Design Services
Steve Magre, GPNA

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18 CUP 1074

Owner & Property Info:

18CUP _____

Apps For Neighborhood Meeting

1134-1136 Reutlinger Avenue

Subject Properties →

**1st and 2nd Tier
Adjoining Property
Owners →**

SECKMAN WILLIAM & MEGAN
921 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00230000.

PRARIO CATHERINE J
927 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00260000.

STANLEY BRENDA S &
SCHWEITZE
874 FETTER AVE
LOUISVILLE, KY 40217-2253
Parcel ID025F00290000.

MIDKIFF LEE ANN & HENRY
400 TODD DR
SIMPSONVILLE, KY 40067-7675
Parcel ID025F00320000.

JOBSON AMY
945 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00350000.

DAMATO FRANK A
953 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00380000.

SALIPUR RANKO
111 N KEATS AVE
LOUISVILLE, KY 40206-2415
Parcel ID025F00410000.

GARDINER TOM
917 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00210000.

ARIKAWA DEBORAH R &
YOSHIHIRO
923 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00240000.

BAKER MARY ELLEN
4435 CORDOVA RD
LOUISVILLE, KY 40207-3421
Parcel ID025F00270000.

RISCH DANIEL J & PHYLLIS
5445 FERTIG CREEK RD
FLOYDS KNOBS, IN 47119-9245
Parcel ID025F00300000.

BARKER THOMAS X & MARY
941 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00330000.

ANDERSON BENJAMIN L
949 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00360000.

GRANT SANDRA L
955 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00390000.

JOHNS DAVID R & CAROL A
4249 VALLEY TERRACE DR
NEW ALBANY, IN 47150-2242
Parcel ID025F00420000.

CASH JAMES EDWARD
919 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00220000.

WITT DANIEL & EMILY C
925 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00250000.

931 ELLISON LLC
2713 LAMONT RD
LOUISVILLE, KY 40205-2751
Parcel ID025F00280000.

BUSH RYALL ROSALIE A
937 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00310000.

IEMMOLA MARCO CRISTOFORO &
MASSOTH EMILY M
943 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00340000.

PATTERSON MICHAEL L & RYAN
951 ELLISON AVE
LOUISVILLE, KY 40204-1901
Parcel ID025F00370000.

957 ELLISON AVENUE LANE
TRUST
3044 BARDSTOWN RD STE 1147
LOUISVILLE, KY 40205-3020
Parcel ID025F00400000.

CLAYPOOL COUCH SARAH
ELIZABETH
932 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01620000.

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GALLAVIN WAYNE P
1156 BARDSTOWN RD
LOUISVILLE, KY 40204-1359
Parcel ID025E01630000.

GAGNE JULIUS J & HAILEY WEST
936 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01640000.

WELCH & MORLEY LLC
2911 MEADOW FARMS PL
LOUISVILLE, KY 40245-5610
Parcel ID025E01650000.

DELAHANTY SEAN & DONNA
942 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01660000.

SNOW GWEN
944 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01670000.

HAMILTON JOSEPH L
946 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01680000.

STONE SUZANN S
950 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01690000.

HOFFMAN TRACEY A
952 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01700000.

HESS LONNIE D
954 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01710000.

HERMAN TYLER R & MORGAN
BROOKE A
956 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01720000.

MCATEE ROBERT J
958 ELLISON AVE
LOUISVILLE, KY 40204-1902
Parcel ID025E01730000.

GOLDIE LOU PROPERTIES LLC
1832 DEERWOOD AVE
LOUISVILLE, KY 40205-1007
Parcel ID025E01740000.

BOURBON TOWN PROPERTIES
LLC
PO BOX 576
BARDSTOWN, KY 40004-0576
Parcel ID025F00660000.

HANRAHAN MOLLIE A
1140 REUTLINGER AVE
LOUISVILLE, KY 40204-1928
Parcel ID025F00670000.

THOMAS KELLY
1200 REUTLINGER AVE
LOUISVILLE, KY 40204-1930
Parcel ID025F00680000.

JMW 100 PROPERTIES LLC
710 BARRET AVE
LOUISVILLE, KY 40204-1750
Parcel ID025F00690000.

LEE RICHARD W & RICHARD W
1204 REUTLINGER AVE
LOUISVILLE, KY 40204-1930
Parcel ID025F00700000.

HAYES PHILIP J
1206 REUTLINGER AVE
LOUISVILLE, KY 40204-1930
Parcel ID025F00710000.

LYNCH SARAH J
1903 HURSTBOURNE CIR
LOUISVILLE, KY 40220-1642
Parcel ID025G00010000.

YONG JEREMY
16598 OLD FOREST RD
HACIENDA HEIGHTS, CA 91745
Parcel ID025G00030000.

TRAN & P PROPERTIES LLC
11511 NANCY STONE CT
LOUISVILLE, KY 40229-6401
Parcel ID025G00040000.

ANDERSON LARRY
1111 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00050000.

FELTS CHRISTINE MT &
ALEXANDER J
1113 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00060000.

HANSON PAULA & BRIAN
1115 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00070000.

KENDRICKS BRYAN T & ELLISON
AMANDA R.
1117 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00080000.

TRAN & P PROPERTIES LLC
11511 NANCY STONE CT
LOUISVILLE, KY 40229-6401
Parcel ID025G00090000.

RAUGHBER KELSEY E
1121 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00100000.

DATTILO RACHEL M & MERRILL
PHILLIP W
1123 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00110000.

KAHAFAER FELIX & DONNA
1127 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00120000.

HUSTON DAVIS LEE
1129 REUTLINGER AVE
LOUISVILLE, KY 40204-1927
Parcel ID025G00130000.

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JASA PROPERTIES LLC
PO BOX 22605
LOUISVILLE, KY 40252-0605
Parcel ID025G02780000.

BEACH DAVID
507 MACON AVE
LOUISVILLE, KY 40207-3781
Parcel ID025G02790000.

NAGA LLC
1122 ROGERS ST
LOUISVILLE, KY 40204-2317
Parcel ID025G02510000.

HOLLENBACH PROPERTIES LLC
1211 CARDINAL DR
LOUISVILLE, KY 40213-1306
Parcel ID025G00160000.

RUSSELL CHAD
1205 REUTLINGER AVE
LOUISVILLE, KY 40204-1929
Parcel ID025G00330000.

GODFREY JENNIFER & RAWLING
RACHEL
1010 HULL ST
LOUISVILLE, KY 40204-1112
Parcel ID025G02050000.

THOMPSON AMANDA
1126 FISCHER AVE
LOUISVILLE, KY 40204-1908
Parcel ID025G00280000.

MITCHELL SHADEA DAWN &
MURPHY CHARLES DAVIS
1130 FISCHER AVE
LOUISVILLE, KY 40204-1908
Parcel ID025G00290000.

SUMMERFIELD MICHAEL
2525 RANDELL AVE
LOUISVILLE, KY 40204-2114
Parcel ID025G00300000.

EHRET LEONARD P JR &
MARGARET M
6308 FEGBUSH LN
LOUISVILLE, KY 40228-1128
Parcel ID025G00310000.

CHANG CARLOS CHRISTOPHER &
KRISTINA B.
1136 FISCHER AVE
LOUISVILLE, KY 40204-1908
Parcel ID025G00320000.

CHESSER THOMAS E & BETTY E
1029 E OAK ST
LOUISVILLE, KY 40204-1923
Parcel ID025B00130000.

VAUGHN PETER SHAW
1031 E OAK ST
LOUISVILLE, KY 40204-1923
Parcel ID025B00140000.

BUCKS INC
PO BOX 7781
LOUISVILLE, KY 40257-0781
Parcel ID025B00230000.

NABB SUSAN C
1035 E OAK ST
LOUISVILLE, KY 40204-1923
Parcel ID025B00240000.

MORGAN ISAAC W & MARILYN
1040 MARY ST
LOUISVILLE, KY 40204-1922
Parcel ID025B00250000.

MORGAN ISAAC W & MARILYN
1040 MARY ST
LOUISVILLE, KY 40204-1922
Parcel ID025B00260000.

LOUISVILLE RENTAL HOUSES LLC
313 W WOODLAWN AVE
LOUISVILLE, KY 40214-1923
Parcel ID025B00270000
ID025B00280000

HUBER REALTY LLC
PO BOX 249
PEWEE VALLEY, KY 40056-0249
Parcel ID025B00290000.

HUBER REALTY LLC
1050 MARY ST
LOUISVILLE, KY 40204-1922
Parcel ID025B00300000.

EVANS RONALD KEITH
1052 MARY ST
LOUISVILLE, KY 40204-1922.
Parcel ID025B00310000.

VICE TODD D
1021 FENLEY AVE
LOUISVILLE, KY 40222-6723
Parcel ID025B00320000.

VANNOY KENNETH L SR & LAURA
SUE
1899 PRINCETON DR
LOUISVILLE, KY 40205-1852
Parcel ID025F00120000.

TULLIS WILLIAM EDWARD &
PAMELA DENHARD
PO BOX 99874
LOUISVILLE, KY 40269-0874.
Parcel ID025F00130000.

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Others →

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

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

Jacob Brown
Marian Development Group, LLC
1122 Rogers Street
Louisville, KY 40204

Steve Magre
German-Paristown Neighborhood Assoc.
1094 E. Kentucky Street
Louisville, KY 40204

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

Doug Ernst
Milestone Design Group, Inc.
108 Daventry Lane, Suite 300
Louisville, KY 40223

Pat Mulvihill
Metro Council District 10
601 W. Jefferson Street
Louisville, KY 40202

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MEETING NOTES
MARIAN DEVELOPMENT/BRADFORD MILLS
June 11, 2018

The meet was held at the Germantown Paristown Neighborhood Center. Justin Brown with Bradford Mills, LLC and Cliff Ashburner with Dinsmore & Shohl introduced the proposal, which is a Conditional Use Permit for off-street parking to add spaces for the existing Bradford Mills Lofts.

The questions raised by those in attendance included concerns about on-street parking in the area, policing the parking lot, lighting plans for the commercial part of the project, trash pick up, and overall operation of the Bradford Mills Lofts development.

Mr. Ashburner explained the CUP process and timing. Mr. Ashburner also explained that the application was in part because of the concern about parking that was raised during the initial rezoning process for Bradford Mills. Mr. Ashburner explained the lighting requirements of the Land Development Code and that the proposal would comply with them.

Mr. Brown answered additional questions about the use of existing spaces and the policing of the existing parking spaces. He explained that existing tenants get a parking pass and may obtain guest passes to use the parking lot. He also explained that a courtesy officer patrols the lot to make sure non-residents are not using it.

Mr. Ashburner answered a question about drainage by stating that the existing system would serve the new spaces, too.

Mr. Brown explained that the previously-planned commercial space will no longer be commercial but will either be additional units or common space. Mr. Brown reiterated that Bradford Mills wants to be a good neighbor and that he will work to address issues that may arise in the future.

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MEETING SIGN IN SHEET

Applicant: Bradford Mills Lofts

Property: 1134 - 1136 Reutlinger Avenue, 1034 E Oak Street

Case: 18 CUP 1074

Neighborhood Meeting Date: June 11th at 6:30

Location: German Paris Town Neighborhood Center located at 1094 E Kentucky Street, Louisville, Kentucky 40204

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NAME (Please print)	ADDRESS	EMAIL
Tim Lynch	1903 Hurstbourne	X
Betty Chesser	1029 E. OAK ST.	janet.hook@anthem.com
Sue Allen	1005 E. OAK ST.	
Brenda Williams	1008 E. OAK ST.	
Tim McInnis	1032 E. OAK	
Mosque Bush-Ryall	937 ELISON AVE.	KRYALL@YAHOO.COM
Rosemary Van Cleave	1212 Reutlinger Ave.	
Deanne Sengstack		
Gary Ann Randall	1209 Reutlinger Ave	Deanne LK@gmail.com

MEETING SIGN IN SHEET

Applicant: Bradford Mills Lofts

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NAME (Please print)	ADDRESS	EMAIL
Alex Westcott	1605 E. OAK STREET	awestcott0824@gmail.com
Chloe Jones	1005 E Oak St.	clairelj.jones@gmail.com
Jeff Komars	1000 E. Oak St	fatsbitky@gmail.com
Jessica Howington	1105 Rammers Ave.	jessicaalwesc@gmail.com
Alec Risck	935 Ellison Ave	alec.w.risck@gmail.com
Geoff Webb	D10 LA	geoff.webb@louisvilleky.gov