

From: [Gail Henson](#)
To: [Lockett, Jay P](#)
Cc: [Gail Henson](#); [Linda Christopher](#); [Claudia Bodine](#); [Jennifer N. Grimes](#); [Melissa Faurest](#); [Rawls, Staci](#); [Patricia Connally](#); [Terri Connolly](#); [Stan Whetzel](#); [Pat Larkin](#); [Paula Demuth](#); [Denzil Edge](#); [Sharon Edge](#); [Denise Mangeot](#)
Subject: Case 20-VARIANCE-0002 and 20-VARIANCE-0003
Date: Friday, June 26, 2020 10:13:16 AM

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

To: Jay Lockett, Case Manager jay.lockett@louisvilleky.gov
From: Gail R. Henson 2335 Bonnycastle Avenue Louisville KY 40205
RE: 1576 Cherokee Road
Case number: 20-VARIANCE-0002 and 20-VARIANCE-0003

I am writing to you regarding the 1576 Cherokee Road project to **oppose** the variance requested to reduce the private yard ratio from 30% to 0%.

The private yard ratio provides for green space, an important asset for the living/breathing environment. Currently there are many shrubs and a yard where the families that live in the present building play with their children, dog, and friends.

Further, the developer proposes to reduce the private yard ratio to zero with an impervious covering for this whole space; doing so would further create a heat island. A heat island is damaging to the environment. If the builder would choose a permeable surface for some of this, at least the earth beneath could breath and be watered.

Having zero private yard would continue the concerns about run-off into the adjacent driveways. With only two drain holes in the alley, the sewers already have a hard time with run off; the runoff goes into the garages of the apartments, condos, and nearby houses.

The proposal is already doubling the footprint—it's 21,669 square feet, close to the entire lot size of 21,765, and that 21,669 doesn't include the patios. While that complies with the letter of the law for R-7, it's pushing it. Keeping the private yard ratio would be an environmental and neighborly thing to do.

Landscaping and lighting the private yard can be beautifully done, as seen in the Park Grande private yard with its lovely plantings; and retaining the private yard ratio are in keeping with the assets of the neighborhood.

As a 38-year resident whose property is along the alley, I'm still concerned about the access for firetrucks through the alley: has the fire department cleared this project, especially given that some of the alley is 11 feet and most of it is 15 feet?

Sincerely,

Gail R. Henson
2335 Bonnycastle Avenue
Louisville, KY 40205

