

**From:** [John Birnsteel](#)  
**To:** [Lockett, Jay P](#)  
**Subject:** Re: 1576 Cherokee Road  
**Date:** Monday, June 22, 2020 3:43:56 PM

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Thanks! My comments as follows:

I applaud the reduced height of this building as it is much more sympathetic with the structures on this block. However, reducing the frontage to extend towards Cherokee Road is a gross encroachment on the road and significantly detracts from the greenway feel that complements the park on the other side .

Moreover, the allowance of *any* variance should require an incredibly strong rationale. With the exception of personal profit, I do not see any here. The neighbors all bear the negative externalities and the owner? None. There could be a perfectly fine multi-family dwelling built here without variances – so why allow it?

This effort has taken up the Planning Commission's agenda (and concerned citizen's time and attention) on multiple occasions and it's been clear that the Commission has provided sound judgement to maintain the current building codes so why waver now? You are opening yourself up to future log-jams of similar re-applications. Again, a worrisome precedent.

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**From:** "Lockett, Jay P" <Jay.Lockett@louisvilleky.gov>  
**Date:** Monday, June 22, 2020 at 3:04 PM  
**To:** John Birnsteel <jbirnsteel@doeanderson.com>  
**Subject:** RE: 1576 Cherokee Road

John,

You can submit any concerns to me in writing. The deadline is the end of the day this Friday. Feel free to comment anything you want me to add to the file and make available for review by the Board.

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**From:** John Birnsteel <jbirnsteel@doeanderson.com>  
**Sent:** Monday, June 22, 2020 1:45 PM

**To:** Lockett, Jay P <Jay.Lockett@louisvilleky.gov>

**Subject:** Re: 1576 Cherokee Road

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Hi Jay,

Quick question. Can I submit feedback ahead of the public hearing? I'm not sure I'm going to be able to attend the virtual meeting. If so, I was looking for a place to do this but I couldn't locate it. The design is much more sympathetic to the area but it's still encroaching way too much on the front part of the lot.

Best, John

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**From:** "Lockett, Jay P" <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)>

**Date:** Monday, June 22, 2020 at 12:30 PM

**To:** John Birnsteel <[jbirnsteel@doeanderson.com](mailto:jbirnsteel@doeanderson.com)>

**Subject:** RE: 1576 Cherokee Road

John,

Thanks for contacting me concerning this proposal. I am not sure what the issue is in getting the files, but I attached the current proposed plan and renderings. Let me know if you have further questions or concerns.

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**From:** John Birnsteel <[jbirnsteel@doeanderson.com](mailto:jbirnsteel@doeanderson.com)>

**Sent:** Monday, June 22, 2020 12:23 PM

**To:** Lockett, Jay P <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)>

**Subject:** 1576 Cherokee Road

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Hello Jay,

I received a notice about the upcoming public hearing on 1576 Cherokee Road. The last time I went to attend this it was cancelled at the 11th hour so I hope this issue can be settled once and for all. I'm not sure how many attempts one is given to change a variance but I'd think that once a decade would be plenty.

I'm writing because I'm trying to access the documents related to this case **20-VARIANCE-0002 / 0003** and when I try to download the files I get an error message that says "We are experiencing a report configuration error." Can you help me access the files?

Many thanks!

John

**John Birnsteel** | Chief Operating Officer | **Doe-Anderson, Inc.**

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