

From: [Tom Cooper](#)
To: [Lockett, Jay P](#)
Subject: 1576 Cherokee Road Variances
Date: Monday, June 22, 2020 7:55:00 AM

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Dear Mr. Lockett,

My name is Tom Cooper and I reside at 1578 Cherokee Road.

I appreciate the developer's attempt to bring his project into compatibility with the neighborhood; however he has still failed. It's too big.

The first comment I have is how can he state that the footprint is only 3,896 SF, when in fact, as you look at the rendering, it is a rectangular building sitting on 5,926 SF.

My second comment is the calculation of "Total Building Area". I have been told that the 1st floor covered patios are not included in the calculation. Why not? Obviously to bring the "Total Building Area" to within one SF of the maximum FAR for R-7 zoning. If one of the owners of the first floor units decides to enclose the patio, does that owner have to apply for a zoning change?

Thirdly, doesn't the developer have to state why he chooses not to abide by the LDC? Maybe it's stated in the case file. In my opinion eliminating all yard space is not in keeping with esthetics of the Bonnycastle neighborhood.

I will be out of town all this week and wished to get these comments to you by your Friday, June 26 deadline. I also wish to comment at the Public Hearing scheduled for July 6.

Thank you.

Tom Cooper

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