

Mattingly, Jude

From: Sophia <sophmazzy@gmail.com>
Sent: Monday, May 4, 2026 10:07 AM
To: Mattingly, Jude
Subject: 25-ZONE-0097 Hull St. Brew Pub

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Dear Jude,

As a homeowner within 1 block of the proposed rezoning, I am writing to express my support for the proposed rezoning to allow a brewpub at 524 Baxter Avenue in the Irish Hill neighborhood. I believe this use is consistent with the broader pattern of reinvestment along the Baxter/Bardstown corridor and can contribute positively to the area's vitality and walkability.

In offering this support, I respectfully request that the Planning Commission consider **binding elements** related to hours of operation and outdoor activity, consistent with the intent and applicable review criteria of the Louisville Metro Land Development Code.

The LDC and Comprehensive Plan emphasize compatibility with adjacent uses, mitigation of impacts on nearby residential properties, and the protection of public health, safety, and general welfare. Given the site's immediate proximity to residential uses, operational characteristics—particularly during late-night hours—are directly relevant to these standards.

A review of nearby establishments within immediate walking distance supports a context-sensitive approach to hours:

- Agave & Rye Louisville generally closes by 11:00 PM Sunday–Thursday and midnight on Friday and Saturday
- Ciao Ristorante generally closes by 9:00–10:00 PM depending on the day
- When Gravely was open just across Hull Street, they closed by midnight on Fridays and Saturdays. This appears to be a similar use to what is being proposed here.

These businesses reflect a pattern of neighborhood-oriented uses that taper activity before late-night bar hours.

This distinction is especially important in light of documented late-night activity along the Bardstown Road corridor just north of the site. Recent reported incidents including late-night crowd disturbances, street takeover activity, and violent crime occurring after 2:00–3:00 a.m. demonstrate that the most significant external impacts occur during post-midnight hours associated with bar closings.

In consideration of the Land Development Code's emphasis on compatibility and impact mitigation, I respectfully request the following conditions be incorporated as binding elements:

1. **Hours of Operation**

- Sunday–Thursday: closing by 11:00 PM
- Friday–Saturday: closing by 12:00 AM (midnight)

These hours align with nearby restaurant uses and help ensure the proposal functions as a neighborhood-serving establishment rather than a late-night entertainment venue.

2. **Outdoor Music and Entertainment**

While outdoor entertainment may be permitted within the C-2 district, I request a BE limiting **outdoor amplified sound, live music, and entertainment to no later than 10:00 PM**. This is consistent with the Land Development Code's intent to prevent nuisance impacts (particularly noise) on adjacent residential properties.

3. **General Compatibility Consideration**

These conditions would help ensure the development meets the applicable review criteria related to minimizing adverse impacts, maintaining compatibility with nearby residential uses, and supporting an appropriate transition between commercial intensity and neighborhood context.

These requests are not intended to limit the viability of the proposed brewpub, but rather to ensure it integrates successfully into the surrounding neighborhood and aligns with the standards and intent of the Land Development Code.

Thank you for your time and consideration. I appreciate the Commission's careful evaluation of this case and your continued work to balance economic development with neighborhood livability.

Please incorporate this comments into the record for this hearing. Thank you.

Sincerely,

Sophia Mazzocco

521 Bishop Street