

Clark, Molly

From: Charlie Druck <charliedruck@icloud.com>
Sent: Thursday, April 24, 2025 11:33 AM
To: Clark, Molly
Subject: Re: Zoning change 1325 Texas Ave. (24-zone-0133). They talk they care about neighborhood this is grass as of today and didn't bother to remove snow or ice from sidewalks this past winter.

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WAs trying to show grass is knee high hasn't been cut this year
Sent from my iPhone

On Apr 24, 2025, at 11:13 AM, Clark, Molly <Molly.Clark@louisvilleky.gov> wrote:

Hello Charlie,

I didn't see a photo attached, did you mean to send a photo?

Best,

Molly Clark
Planner II
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202

-----Original Message-----

From: Charlie Druck <charliedruck@icloud.com>
Sent: Thursday, April 24, 2025 11:02 AM
To: Clark, Molly <Molly.Clark@louisvilleky.gov>
Subject: Zoning change 1325 Texas Ave. (24-zone-0133). They talk they care about neighborhood this is grass as of today and didn't bother to remove snow or ice from sidewalks this past winter.

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Sent from my iPhone

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Clark, Molly

From: Clark, Molly
Sent: Thursday, April 24, 2025 11:14 AM
To: Charlie Druck
Subject: RE: Zoning change 1325 Texas Ave. (24-zone-0133). They talk they care about neighborhood this is grass as of today and didn't bother to remove snow or ice from sidewalks this past winter.

Hello Charlie,

I didn't see a photo attached, did you mean to send a photo?

Best,

Molly Clark
Planner II
Office of Planning
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444 S. Fifth St. #300, Louisville, KY 40202

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From: Charlie Druck <charliedruck@icloud.com>
Sent: Thursday, April 24, 2025 11:02 AM
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Sent from my iPhone

Clark, Molly

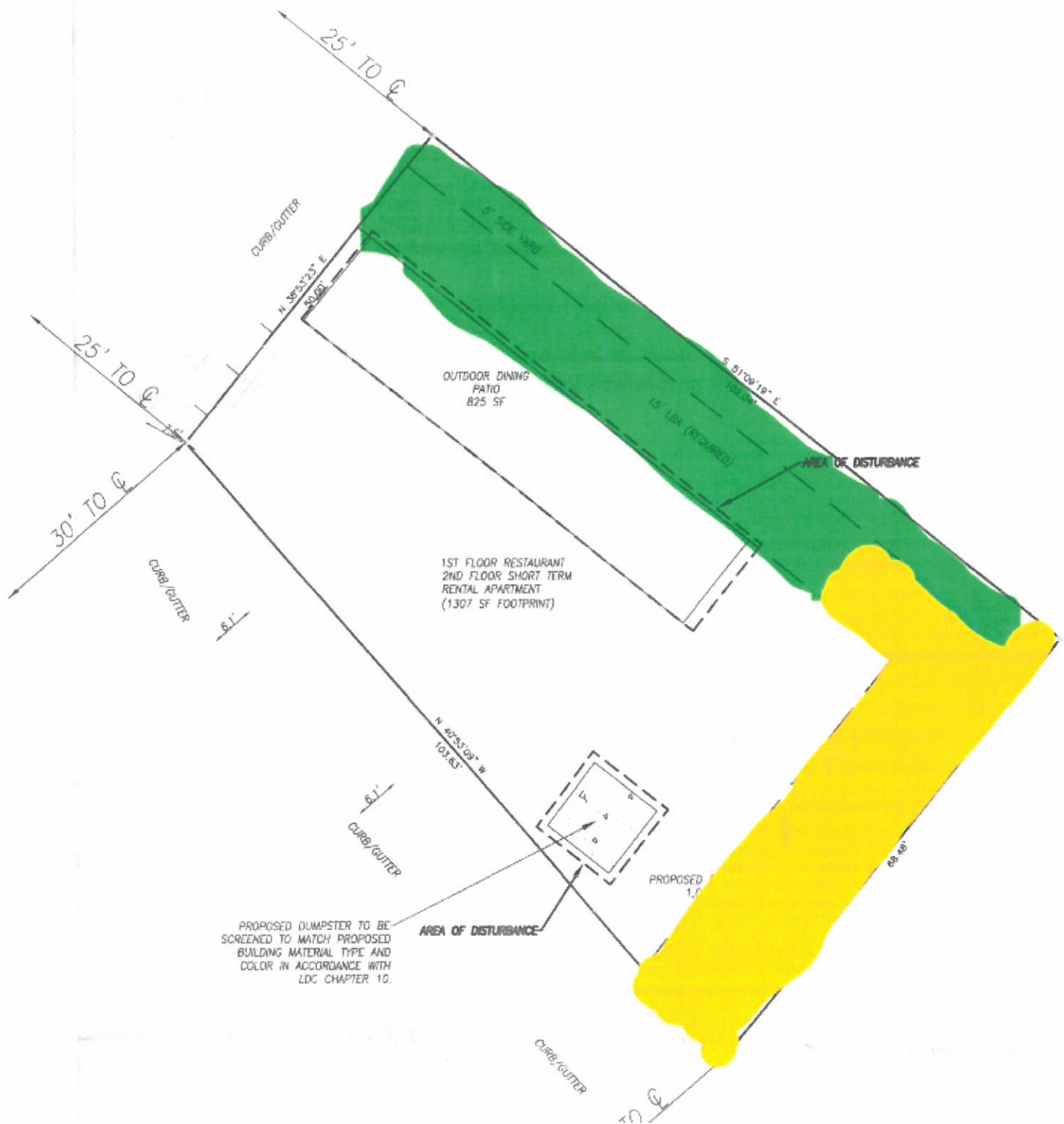
From: Clark, Molly
Sent: Wednesday, April 23, 2025 2:03 PM
To: Clay Cundiff
Subject: RE: Case 24-ZONE-0133 at 1325 Texas Avenue

Hello Clay,

I am adding your email to the record so Planning Commission can see your concerns.

The applicant is providing the 15 foot buffer between the subject site and 1319 Texas Avenue.

The waiver area is located in the yellow highlighted area, to allow the existing garage to encroach into the buffer and not provide the buffer to the southeast, The green area is the landscape buffer they are going to provide.



Zoning Enforcement would enforce the binding elements. You would need to call into 311 for a binding element violation.

Best,

Molly Clark

Planner II
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202



OFFICE OF PLANNING

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From: Clay Cundiff <clay_cundiff@hotmail.com>
Sent: Monday, April 21, 2025 9:32 PM
To: Clark, Molly <Molly.Clark@louisvilleky.gov>
Subject: Case 24-ZONE-0133 at 1325 Texas Avenue

This is the first time you received an email from this sender (clay_cundiff@hotmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

My name is Clay Cundiff and I live at and own the property at 1319 Texas Avenue. I have a few questions regarding the proposed zoning change at 1325 Texas Avenue, which is directly next door to our home.

I notice in the updated proposal for the zoning change, the developers have asked for a waiver of the required 15-foot landscape buffer plantings based on the detached garage that is located behind the building serving as an adequate buffer. Clearly, the detached garage would not be of any use as a noise buffer for my home, which is next door to, and not behind, the property.

Would the 15-foot landscape buffer still be required along the property line between our home and the property if the waiver were granted? The site plans shown in the information packet seem to show that there is a 15-foot landscape buffer as required, but there is also a note on the plan that asks to reduce the 15-foot buffer along the Northeast property line (which borders our property) to just 5 feet. This potential buffer reduction is extremely concerning to my family, as the shared property line is only about 7 feet, 10 inches from our dining room window.

I also notice that, in the most recently proposed binding element, the permitted hours of operation for the proposed restaurant are from 10 am to 11 pm. I was under the impression from earlier discussion that the daily hours of operation would end at 10 pm. If there were to be much noise coming from the outdoor area of

the restaurant, that additional hour would make a big difference to us, as my wife and I are usually in bed by 10 pm since we both work early in the morning.

Another concern we have regarding this business is related to the lack of parking available around the property. Due to the posted no parking zones at the corner of Ash and Texas. there is only one parking spot along the property line on Ash Street, and one along the property line on Texas. We are very concerned that people will park in the "No Parking" area near the corner, thus leaving those turning on that corner blind to oncoming traffic. Is there a requirement for parking for a new business?

Lastly, I was curious as to how the binding elements are to be enforced. For example, if the binding element prohibiting audible outdoor music beyond the property line was ignored, how should this be addressed? Would we call the police? Would we call code enforcement?

Thank you for your assistance in resolving these questions.

Sincerely,
Clay Cundiff
1319 Texas Avenue
502-777-9817

Clark, Molly

From: Amber Sisler <asisler8@gmail.com>
Sent: Tuesday, April 22, 2025 12:41 PM
To: Clark, Molly
Subject: 1325 Texas Avenue

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Dear Molly Clark,

I am writing as a resident of Schnitzelburg to express my enthusiastic support for the proposed zoning change at 1325 Texas Avenue that would allow a new deli/restaurant to open in our neighborhood.

Schnitzelburg is a tight-knit, walkable community that takes pride in its local character and sense of place. A deli or neighborhood restaurant would be a fantastic addition to the area—providing not just good food, but also a place for neighbors to gather, support small business, and continue building the community spirit that makes this part of Louisville so special.

Bringing locally owned food businesses into our neighborhood encourages economic development, improves access to fresh and prepared foods, and enhances the overall character and walkability of the area. I am confident that this business will be a positive influence on our community and help continue the momentum toward a more connected and livable neighborhood.

Thank you for considering this proposal. I hope the board will approve the zoning change so we can welcome this new small business to our community. I—and many other neighbors I have spoken with—believe it will be a positive and lasting asset to Schnitzelburg.

Thank you for your time and service.

Sincerely,
Amber Sisler
1015 Mulberry Street

Clark, Molly

From: james Pizzolato <jamesepizzolato@gmail.com>
Sent: Tuesday, March 11, 2025 5:12 PM
To: Clark, Molly
Subject: Comments on case number 24-zone-0133

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Ms. Clark,

Having just received the notification for the above meeting regarding 1325 Texas Ave, as clinical psychologists, neither my wife nor I am able to take off time to attend on 3/13 at 1pm. I'm not sure, as the case manager, if you're the appropriate person with who to share our thoughts, so please alert me if there is someone I should contact instead.

We are both strongly opposed to the proposed changes. We find the landscape waiver to be highly problematic to the neighborhood, especially the homes immediately adjacent. We feel Schnitzelburg already has more than enough buildings zoned as desired and this change would not benefit the community. We have concerns about the lack of parking and how intentions to serve alcohol would have a negative impact. We encourage the proposed waiver and zoning changes be denied for the wellness of the Schnitzelburg neighborhood. There are other available buildings zoned accordingly and the addition through requested changes only serves to benefit the business, not the community.

I appreciate your consideration in this matter.

Be well,

James Pizzolato, Psy.D.

Clark, Molly

From: Haberman, Joseph
Sent: Monday, March 10, 2025 10:18 AM
To: Clark, Molly
Cc: Lockett, Jay
Subject: FW: Public Hearing Item Comment Form [#321]

For the file.

Joseph Haberman, AICP
Planning & Design Manager
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5178



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From: Louisville Metro <no-reply@wufoo.com>
Sent: Saturday, March 8, 2025 3:58 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#321]

Name * Mary Cambron

Address *



1258 Lydia St.
Louisville, KY 40217
United States

Email mlcambron@gmail.com

Phone (502) 644-3722
Number

What is the 24 Zone 0133
case number
of the
development

application?

★

Comments ★

This is in regards to the rezoning of 1039 Ash St at the corner of Ash St and Texas Ave. I am against the proposed rezoning request due to the following reasons:

There are 9 bar/restaurants in this residential neighborhood less than 5 block radius of the proposed zoning location:

The Pearl, a bar two blocks away from the proposed zoning location,

POP'S Place Bar and Grill, one block away,

The Merriweather, a bar five blocks away,

The Old Hickory Inn, a bar five blocks away,

The Sarino, a bar/restaurant three blocks away,

Four Pegs, a bar/restaurant three blocks away,

The Post, a bar/restaurant three blocks away,

AF Breakfast /Pizza, a bar/restaurant three blocks away,

Hauck's, a bar/restaurant is three blocks away.

All these establishments serve alcohol, many being the only reason for opening their doors. I believe this is an excessive amount of alcoholic licenses and therefore, the area does not need another establishment that wants to add alcohol to their menus.

This location, the corner of Ash St and Texas Ave. is a residential neighborhood where many residents do not have off street parking who must park on the street to live in this neighborhood. Another bar/restaurant would only add to the parking congestion in the neighborhood. Additionally, Texas Ave. is experiencing speeders and neighbors are trying to deal with this issue by requesting speed bumps for length of Texas. Having another business that serves alcohol in a residential area just exacerbates the problem. Also, located on this corner is a JCPS bus stop.

We also have in this residential area the Volunteer of America's homeless shelter which provides benefits for people struggling with alcohol and narcotics. There are AA/NA/ACOA meetings at The IceHouse. Adding more alcohol establishments only furthers the abuse, which spills over in the neighborhood with more intoxicated people wandering the neighborhood causing vandalism and littering. It seems unnecessary to provide yet another watering hole for these folks!

It appears that the person who applied for the rezoning request does live in the neighborhood but those who have applied for an alcoholic beverage license is not a neighbor. I'd prefer the gentleman who applied for the alcoholic beverage license to open another alcoholic establishment near his home in St Matthew's, not mine. Interestingly enough, there is currently a bar/restaurant for rent that is located at the corner of Goss and Krieger St. which would continue to be a fine place for another establishment. Maybe the folks requesting a change in zoning should consider this location which is already correctly zoned for a bar/restaurant and I'm sure would have no problem getting an alcoholic beverages license.

I love my neighborhood and it has a good mix of businesses that provides for the needs of the neighborhood. The creation of yet another establishment that wants to serve food and alcohol will only exacerbate the on-going issues this neighborhood is dealing with on a daily basis.

I strongly recommend and fervently request that this zoning request be denied.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

▪

Clark, Molly

From: Mary L Cambron <mlcambron@me.com>
Sent: Saturday, March 8, 2025 4:12 PM
To: Clark, Molly
Subject: Letter for denying rezoning request 24 Zone 0133
Attachments: Alcoholic Beverage Control later.pages

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Molly, this is a letter I've written to the Alcoholic Beverage Control regarding the request for an alcoholic beverage license for the property located at the corner of Ash St and Texas Ave. Although it is a letter to the Alcoholic Beverage Control board, it outlines all the reasons this request should be denied for zoning as well. Additionally, I completed and sent a form requesting this zoning request be denied. On the form, I believe I mismarked the area where I would like to speak to you. I don't think that will be necessary. Thanks for all the hard work you do to make sure this community is safe and productive.

Sent from my iPad

March 8, 2025

Department of Alcoholic Beverage Control
500 Mero St. 2NE33
Frankfort, KY 40601

Dear Alcoholic Beverage Control,

It has come to my attention that an alcohol license was applied for the location 1039 Ash St., Louisville, KY 40217 by Jaymar Sushi III. The owner is Sadam Sanchez Bravo located at 522 Mallard Creek Rd., Louisville, Ky 40207. Unclear why the application for the license is different from the owner. This proposed location for the alcohol license is on the corner of Ash St. and Texas Ave.

I oppose the issuance of any alcoholic license for this location for the following reasons:

There are 9 bar/restaurants in this residential neighborhood less than a 5 block radius of the proposed license location:

The Pearl, a bar is two blocks away from the proposed alcohol license location.
POP's Place Bar and Grill is one block away,
The Merriweather, a bar is five blocks away,
The Old Hickory Inn, a bar is five blocks away.
The Sarino, a bar/restaurant is three blocks away
Four Pegs, a bar/restaurant is three blocks away
The Post, a bar/restaurant is three blocks away
AF Breakfast/Pizza, a bar/restaurant is three blocks away
Hauck's, a bar/restaurant is three blocks away.

All these establishments serve alcohol, some being the main/only reason for opening their doors. I believe this is an excessive amount of bars/restaurants which serves alcohol located again in a residential neighborhood.

Mr. Jaymar Sushi does not reside in this neighborhood and has no idea of the problems another alcoholic establishment will do to this residential neighborhood.

The location of this restaurant/bar is in a residential neighborhood where the houses do not have many garages; therefore, parking on the streets is a necessity to live in this neighborhood. Another bar/restaurant will only add to further restriction on parking. Additionally, this neighborhood currently is dealing with speeders on Texas, which is the corner this bar will be located. I believe another alcohol license in the neighborhood will only exacerbate this issue. Additionally, the southwest corner of Ash and Texas is a bus stop for JCPS.

We also have in this residential neighborhood area the Volunteers of America's homeless shelter which provides benefits for people struggling with alcohol and narcotics. There is a AA/NA/ACOA meeting location at the IceHouse. Adding additional alcoholic establishments only furthers more abuse, which spills over in the neighborhood with intoxicated people wondering the neighborhood causing vandalism and littering. It seems unnecessary to provide yet another watering hole for theses folks!

I love my neighborhood and it has a good mix of businesses that provide for the needs of the neighborhood. This establishment will only exacerbate the on-going issues this neighborhood is dealing with on a daily basis.

I strongly recommend and fervently request that this license NOT be approved.

Sincerely,

Mary L Cambron
1258 Lydia St.
Louisville, KY 40217

Clark, Molly

From: Clark, Molly
Sent: Friday, February 28, 2025 11:01 AM
To: Lockett, Amy; Mary Cambron
Subject: RE: Request for stripping in Schnitzelburg
Attachments: 24-ZONE-0133_Plan_022125.pdf; 24-ZONE-0133_letterofexplanation.pdf

Hello all,

Thank you for forwarding this to me. I see Mary's comment below and will add this to the record.

Please email me if you have any other comments about the rezoning at 1325 Texas Avenue so I can add to the file and make available to the commissioners on Planning Commission.

I have attached the plan and letter of explanation for your review.

Best,

Molly Clark
Planner II
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202



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From: Lockett, Amy <Amy.Lockett@louisvilleky.gov>
Sent: Thursday, February 27, 2025 5:59 PM
To: Mary Cambron <mlcambron@gmail.com>; Clark, Molly <Molly.Clark@louisvilleky.gov>
Subject: RE: Request for stripping in Schnitzelburg

Hi, Mary,

@Clark, Molly is the Case Manager with the Office of Planning for this zoning request. You can send your comments to her to add to the case file and she can answer any questions you have about the zoning application. Please let me know if you have any questions or if there is anything else our office can assist you with.

Thank you!

Amy Lockett

Legislative Assistant, [District 15](#)

Louisville Metro Council

601 West Jefferson Street

Louisville, KY 40202

O: (502) 574-1115

C: (502) 409-3943

amy.luckett@louisvilleky.gov



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From: Mary Cambron <mlcambron@gmail.com>

Sent: Wednesday, February 26, 2025 6:53 PM

To: Luckett, Amy <Amy.Luckett@louisvilleky.gov>

Subject: Re: Request for stripping in Schnitzelburg

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Amy, maybe the office can help. We have yet another bar wanting to come into the neighborhood at 1325 Texas. There is no parking and we do not need another bar in the hood. What can we do about this. Yes I know that there is a zoning meeting on the 13th of March but I can't seem to get any info about what the plans are, etc. I'd like to see the application to see if anyone of the folks that want to do this live in the neighborhood. No one has been given any notice of this unless you sign up receive notifications from zoning. That's not right. Thanks.

Sent from my iPad

On Jan 31, 2025, at 11:21 AM, Mary Cambron <mlcambron@gmail.com> wrote:

Thanks for working on this.

Sent from my iPad

On Jan 31, 2025, at 10:14 AM, Luckett, Amy <Amy.Luckett@louisvilleky.gov> wrote:

Hi, Mary Lou,

I hope you are doing well. I agree with you this is a concern and a project that should be completed. I have reached out to Public Works in the past to see about the feasibility of having multiple streets striped in your neighborhood as a larger project that would help create uniformity for the neighborhood and address these problem areas. The issue is that Public Works does not have the capacity for all the request they receive and usually can only handle a few special projects like this per council district each year. Last fall the department came up with a new protocol for these types of requests and I am hoping once we address a couple of areas that have seen fatal accidents in the district that we can then shift our top request to marking many of these problematic areas in the Schnitzelburg neighborhood where parking causes line of sight issues.

I know that you are passionate about making your streets safer and I very much appreciate your advocacy and will continue to uplift your request. Please let me know if you have any questions or if there is anything else our office can help you with.

Thank you!

Amy Lockett

Legislative Assistant, [District 15](#)

Louisville Metro Council

601 West Jefferson Street

Louisville, KY 40202

O: (502) 574-1115

C: (502) 409-3943

amy.lockett@louisvilleky.gov



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From: Smartsheet Automation <automation@app.smartsheet.com>

Sent: Thursday, January 30, 2025 5:23 PM

To: Lockett, Amy <Amy.Lockett@louisvilleky.gov>

Subject: New Contact Form Submitted by Mary Lou Cambron

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New Contact Form Submitted by Mary Lou Cambron

The link below will allow you to see more details about the submission.

District 15 Contact Log

Details

Changes since 1/30/25, 2

1 row added

1 row added or updated (shown in yellow)

Row 36

Name	Mary Lou Cambron
Phone Number	+1 (502) 644-3722
Email	mlcambron@gmail.com
Full Address	1258 LYDIA ST
Subject	Corners
Message	I have spoken to someone before about getting corner painted. As you may know, many cross streets are only two way stops. People park in the right of way, I.e., over the curb at corners. You CANNOT see if traffic is coming in other directions. You CANNOT access the sidewalk when people park

this way. There are two solutions....police write a ticket (which will never happen as we don't see police in our neighborhood) or corners need to be marked by paint or street signs so people stop parking in the right of way, or to prevent someone getting T-boned.

Changes made by web-form@smartsheet.com

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