

**Clark, Molly**

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**From:** Maria Priddy <mksprmgr@gmail.com>  
**Sent:** Thursday, March 27, 2025 3:04 AM  
**To:** Clark, Molly  
**Subject:** Re: Proposed subdivision at 5820 East Manslick Rd.

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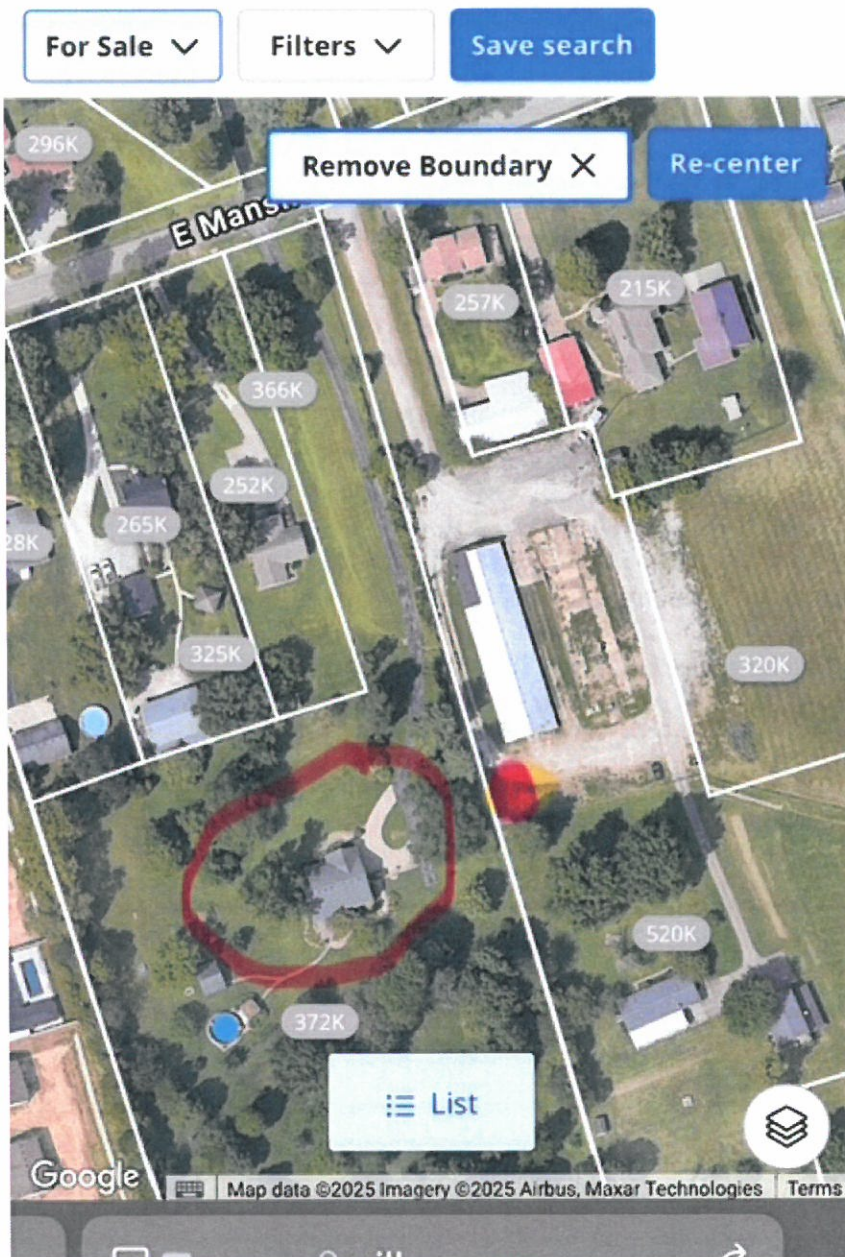
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Thank you for the date and info

The dumpster is against the fence that divides my property at 5714 E Manslick with 5802 E Manslick.( i have attached an aerial photo. Our house is circled in red and the location of the dumpster is the red dot.)

It sits directly below the power lines and up against the fence, such that the lid is always swung open and resting on the fence, inviting animals and also allowing the wind to sometimes disperse contents and odors. The developer of the subdivision at 5820 bought this property and sold the front part of the parcel and building to a landscape

company. They pile all of their unused landscape items, (rocks, stones, sod, wood,



etc and the dumpster ) against our fence.

It really detracts from our home( and probably the value of our home). . Its what you see as you come up the driveway and from our home( from back deck and side yard)

Thanks

Maria

Sent from my iPhone

On Mar 25, 2025, at 4:29 PM, Clark, Molly <Molly.Clark@louisvilleky.gov> wrote:

Hello Maria,

For the proposed subdivision at 5820 E Manslick, the Public meeting will be on April 24<sup>th</sup> and the public can attend virtually or in person.

Here are the dumpster regulations per the Land Development Code:

*4.4.9 Refuse Disposal Containers*

*A. No refuse disposal container shall be located in any required vehicular use area, required setback area or in any required buffer or landscape area.*

*B. Refuse disposal containers shall be opaquely screened from view from public streets and adjacent properties.*

*The mature height of the screening material shall be one foot greater than the height of the enclosed refuse disposal container, but shall not be required to exceed eight (8) feet in height. Screening shall consist of a continuous fence, a wall constructed of the same building materials as the principal structure, a berm or a combination thereof designed to blend in with the architecture or character of the area.*

Which property is the dumpster located at?

Best,

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

<image001.png>

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**From:** Maria Priddy <mksprmgr@gmail.com>  
**Sent:** Tuesday, March 18, 2025 9:56 AM  
**To:** Clark, Molly <Molly.Clark@louisvilleky.gov>  
**Subject:** Re: Proposed subdivision at 5820 East Manslick Rd.

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Thank you for your response. Can the public attend the April 13 meeting? will this development be required to put a privacy screen between the development and our property?

Do you know who I would speak to about the placement of a dumpster at the commercial property next-door to us? I need to find out the regulations of whether or not it needs to be screened and how close it can be to a power line.

We are concerned about rodents as well as aesthetics. They have it parked directly below a power line and in clear view of my home and driveway.

I need guidance on whether this is permissible, and I'm not sure who to contact

Thank you

Sent from my iPhone

Sent from my iPhone

On Mar 17, 2025, at 1:02 PM, Maria Priddy <[mksprmgr@gmail.com](mailto:mksprmgr@gmail.com)> wrote:

I am disappointed that no one bothered to respond to my email(copied below) requesting information on the proposed subdivision at 5820 East Manslick Rd.

I requested plan information on March 5 so that I would be informed and able to make a valid comments/questions at the March 13 meeting. However, no one bothered to reply.

May I have plan information for the proposed subdivision which will be adjacent to my property at 5714 East Manslick Rd.( how it will be laid out, considerations for drainage, any barriers., etc)

Apparently, there is a proposed dog park. It's my understanding that that will be next to my side yard within feet of my home. I am opposed to this.

Whatever is built at 5820 will profoundly affect my property and my property value.

Best regards  
Maria Priddy  
Sent from my iPhone

Begin forwarded message:

**From:** Maria Priddy <[mksprmgr@gmail.com](mailto:mksprmgr@gmail.com)>  
**Date:** March 4, 2025 at 3:25:33 PM EST  
**To:** [molly.clark@louisvilleky.gov](mailto:molly.clark@louisvilleky.gov)  
**Subject:** Proposed subdivision at 5820 East Manslick Rd.

Dear Miss Clark,

I am requesting plan information for the proposed

subdivision at 5820 East Manslick Rd. I will be adjacent to the subdivision and I'm interested in seeing the layout and how it will affect my property. I intend to attend the meeting on March 13th, but want background information prior to the meeting. The last meeting we attended for the subdivision on the other side of our property was a waste of time. We devoted a few hours to the meeting and we're not allowed to ask questions or make comments. Will this meeting be the same type of agenda? What information is available to me prior to the meeting so that I can be informed?

Best regards,

Maria Priddy  
Sent from my iPhone

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**Brooks, Amy**

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**From:** Pat R <patrickpr78@gmail.com>  
**Sent:** Monday, January 13, 2025 12:48 PM  
**To:** Brooks, Amy  
**Subject:** Opposition to zoning change - Manslick Rd

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This is in reference to case number **24-ZONEPA-0148**.

I understand that the owner is requesting a zoning change from R-4 to PRD for a 55 lot subdivision at 5820 E. Manslick Rd.

My Opposition to this zoning change is that making the properties (lots) smaller will cause a significant increase in population density for that small area.

I don't have a problem with them putting in the subdivision, but I do NOT like the idea of tiny lots and **55 TINY HOUSES** being "CRAMMED" into that space.

I'm afraid that the smaller lot size ( app 34 ft wide, as I understand it) would mean that the houses would have to be very narrow and deep, giving them the appearance of the old "Shotgun Houses". Not a good look, and gives the appearance of a "lesser" neighborhood.

Please keep this property zoned R-4 so that the lots will remain at a "normal" size lot and house, just like his previous build of 'MANSLICK COMMONS', which is just up the street. Those are nice looking houses.

Please do NOT allow this zoning change.

Thank you,

Patrick Richardson  
8902 Maple Rd  
502 558 8226



## Brooks, Amy

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**From:** Rhonda <rjchart2@yahoo.com>  
**Sent:** Sunday, December 22, 2024 8:40 AM  
**To:** Brooks, Amy  
**Subject:** East Manslick Rd

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In regards to case # 24-ZONEPA-0148

I would like the zone to remain R-4

Thank you

Rhonda Hartlage

Sent from my iPhone

