

**NOTIFICATION OF VIRTUAL NEIGHBORHOOD MEETING**

**RE: REZONING OF PROPERTY**

Date Sent: Monday, January 11, 2021

To: 1<sup>st</sup> and 2<sup>nd</sup> Tier Adjoining Property Owners of 3119 Portland Avenue, Louisville, Kentucky and Donna Purvis (Councilperson for District 5)

From: Hoba House Community Arts Organization, Inc.

Re: **Virtual Neighborhood Meeting to Discuss Change in Zoning from UN, Urban Neighborhood to CR, Commercial Residential**

We are writing to notify you about an upcoming "neighborhood meeting" on the above referenced rezoning proposal. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting is being held virtually instead of in person and the details are set forth in this letter and the supporting attachments.

The virtual meeting will be held on **Tuesday, January 26, 2021 at 6:00 p.m.**

**Join from the meeting link**

<https://wyattfirm.webex.com/wyattfirm/j.php?MTID=m100d70a041c31a2fb1580dff2443342a>

**Join by meeting number**

Meeting number (access code): 179 089 3008

Meeting password: xaXMCbr\$437 (92962270 from phones)

**Tap to join from a mobile device (attendees only)**

[+1-408-418-9388](tel:+1-408-418-9388), [1790893008#92962270#](tel:+1-408-418-9388) United States Toll

Some mobile devices may ask attendees to enter a numeric meeting password.

**Join by phone**

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

**Join from a video system or application**

Dial [1790893008@wyattfirm.webex.com](tel:1790893008)

You can also dial 173.243.2.68 and enter your meeting number.

**Join using Microsoft Lync or Microsoft Skype for Business**

Dial [1790893008.wyattfirm@lync.webex.com](tel:1790893008)

Enclosed for your review are the following:

1. The Color Site Plan of the proposed development.
2. The LOJIC Zoning Map showing the location of the site and surrounding zoning.
3. Contact Information
4. Instructions on how to join the virtual meeting.
5. Information on how to obtain case information online from Louisville Metro Planning & Design's online customer service portal.
6. "After the meeting" instructions.

Hoba House Community Arts Organization, Inc., the applicant, is seeking a change in zoning from UN, Urban Neighborhood to CR, Commercial Residential for the property located at 3119 Portland Avenue, referred to as the "Property."

The applicant intends to develop a community-friendly mixed use structure for an art studio and art gallery. The first floor of the building will be an art gallery/art studio. The second floor of the building will remain residential. Except for a small sign to the art studio/art gallery space, no changes to the existing structure are planned. The residential character and look of the property will remain intact.

The art gallery is part of Gill Holland's Portland Initiative.

If you desire to access further information on this zoning proposal online, use the following link to view the case file assembled and maintained by Louisville Metro Planning & Design Services:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Then click on the "Search" tab; then "Planning Applications"; Enter case number in "Record Number" data field; then click "Record Info" tab.

CASE #: 20-ZONEPA-0118

PDS CASE MANAGER: Joel P. Dock, AICP, [joel.dock@louisvilleky.gov](mailto:joel.dock@louisvilleky.gov), 502-574-5860

If you have additional questions about the information you have received with this meeting notification and/or wish to speak to me directly about the proposal, please feel free to call me or email me using the contact information provided herein.

We look forward to seeing and hearing from you at the virtual meeting.

Best Regards,

Jon Baker

cc: Hon. Donna Purvis, Councilperson, District 5  
Jeff Rawlins, Architectural Artisans, Inc.

**CONTACT INFORMATION**

**PRIMARY CONTACT**

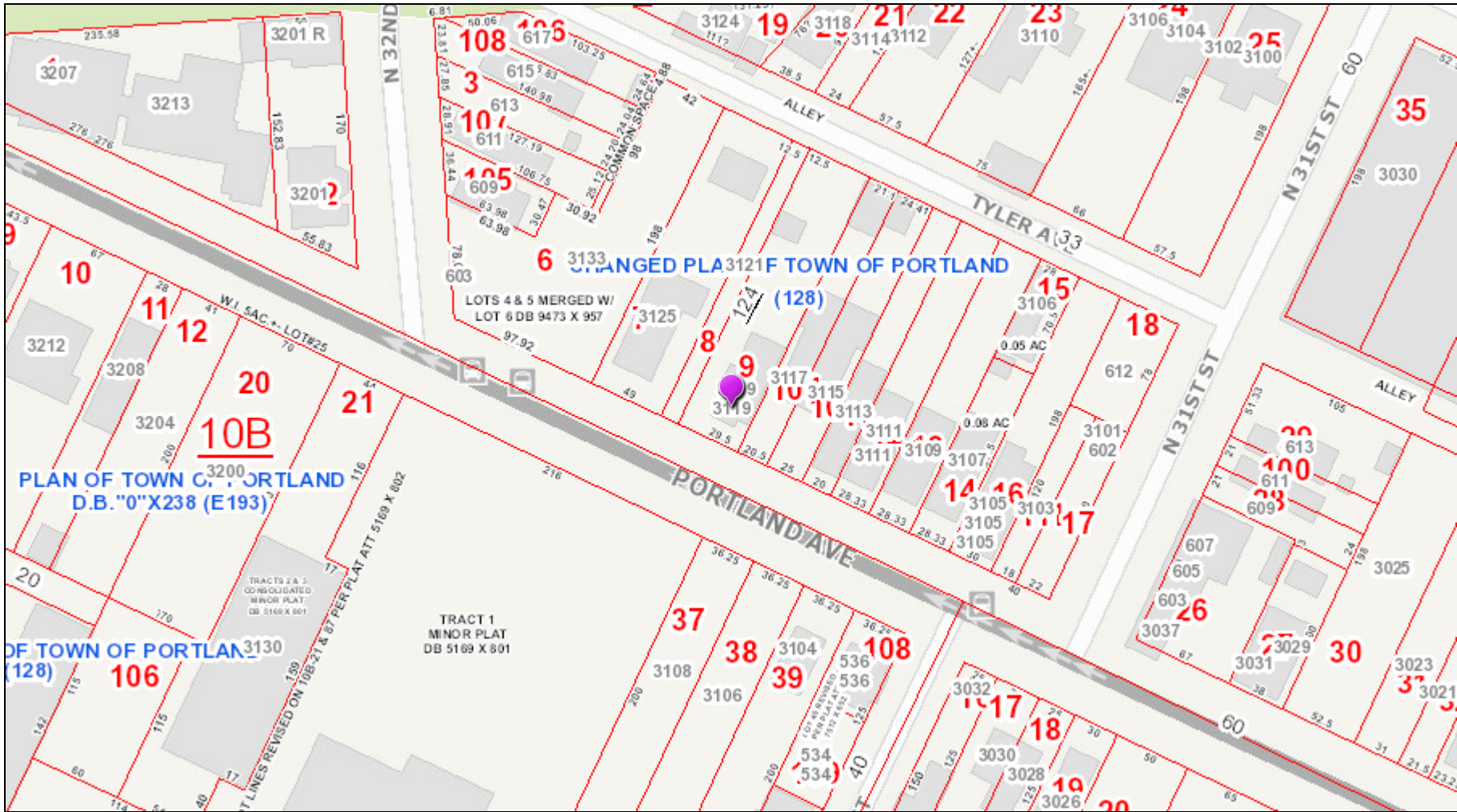
Wyatt Tarrant & Combs, LLP  
Attn: Jon Baker  
400 W. Market Street  
Suite 2000  
Louisville, KY 40202  
(502) 589-5235  
[jbaker@wyattfirm.com](mailto:jbaker@wyattfirm.com)

**APPLICANT**

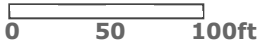
Hoba House Community  
Arts Organization Inc.  
Attn: Caroline Behrle  
2509 Portland Avenue  
Louisville, KY 40212  
(502) 561-1162  
[caroline@wearepii.com](mailto:caroline@wearepii.com)

**ARCHITECT**

Jeff Rawlins  
Architectural Artisans, Inc.  
213 South Shelby Street  
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[jr@architecturalartisans.net](mailto:jr@architecturalartisans.net)



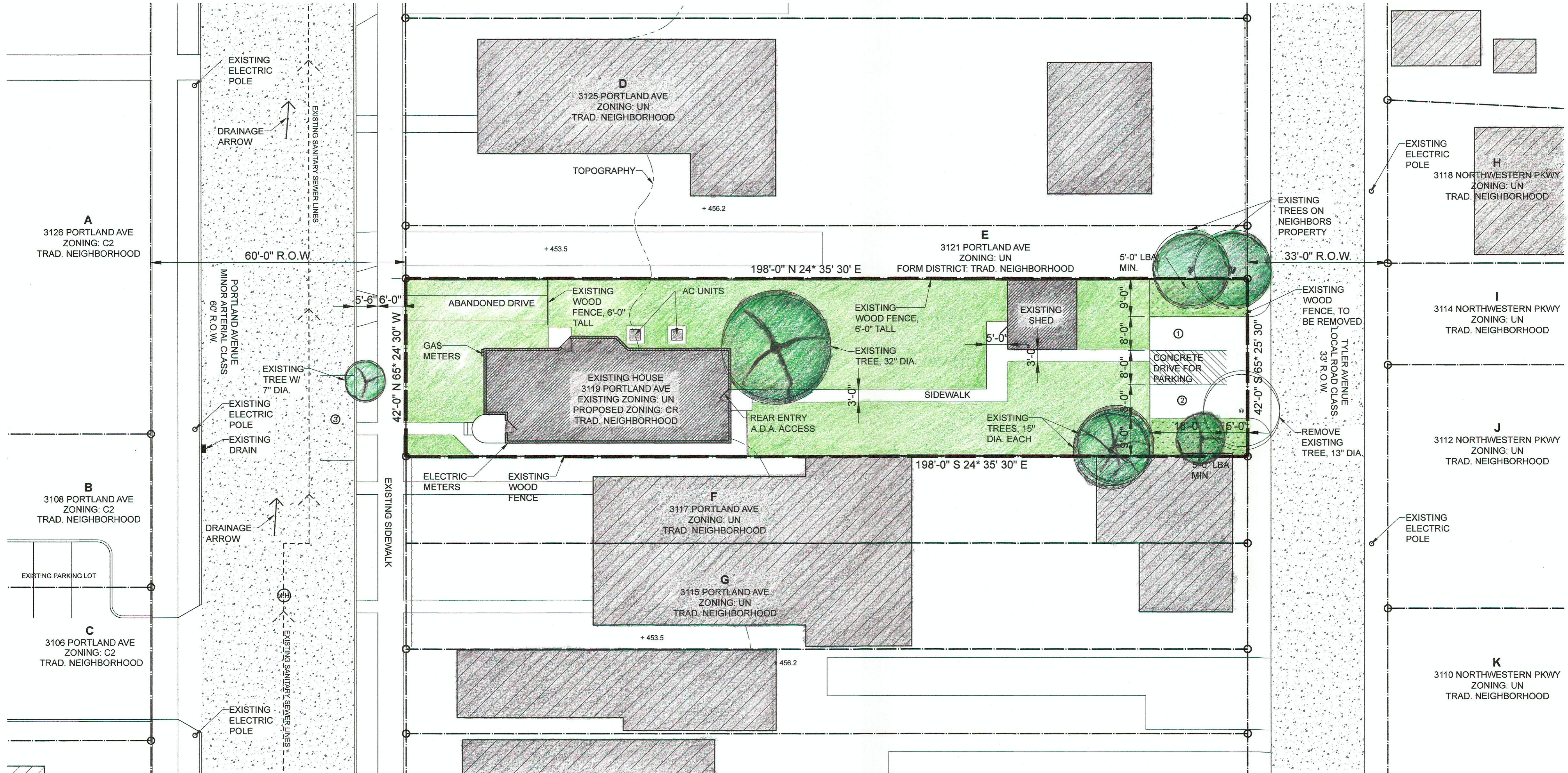
# 3119 Portland Avenue



1/8/2021, 12:42:58 PM



Louisville Metro, MSD, LWC & PVA © 2021  
 This map is not a legal document and should only be used for general reference and identification.



**SITE PLAN**

SCALE: 1" = 15'-0"



## **After the Neighborhood Meeting**

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.