



February 11, 2023

VIA ELECTRONIC NOTICE SYSTEM:

Metro Council District 10 / Pat Mulvihill
601 West Jefferson Street
Louisville, KY 40202

**RE: Neighborhood meeting for proposed change in zoning from R-5 to C-1 to
allow a law office and private kitchen/bakery at 1618 Lincoln Avenue**

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a law office and a private kitchen at 1618 Lincoln Avenue. I am a solo practitioner that specializes in personal injury law, representing people injured in motor vehicle collisions, workers' compensation claims, and wills. I have been practicing for 11 years and recently "hung out my own shingle". My wife, Emily Keller, started her own baking business, Tastee Treats (www.tastee treatslou.com). Tastee Treats specializes in custom macarons, celebration cakes, and weddings. Her proposed private kitchen will not have a retail space, but will be a private studio and a place for customers to pick up their orders.

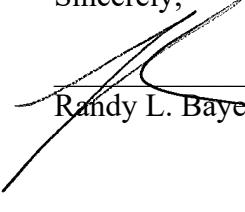
We have filed a plan for pre-application review with the Division of Planning and Design (DPDS) that was assigned case number **23-ZONEPA-0010** and case manager Jay Luckett. In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before a re-zoning application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with us. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment. The meeting will be held on **Monday, February 27, 2023**, beginning at **6:00 p.m.** at **1618 Lincoln Avenue, Louisville, KY 40213**.

Enclosed for your review are the following:

1. LOJIC site location zoning map sheet showing the location of the site
2. Site survey / development plan (no significant exterior modifications planned)
3. "After the Neighborhood Meeting" sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed below. We look forward to our opportunity to visit with you.

Sincerely,


Randy L. Bayers, Attorney at Law

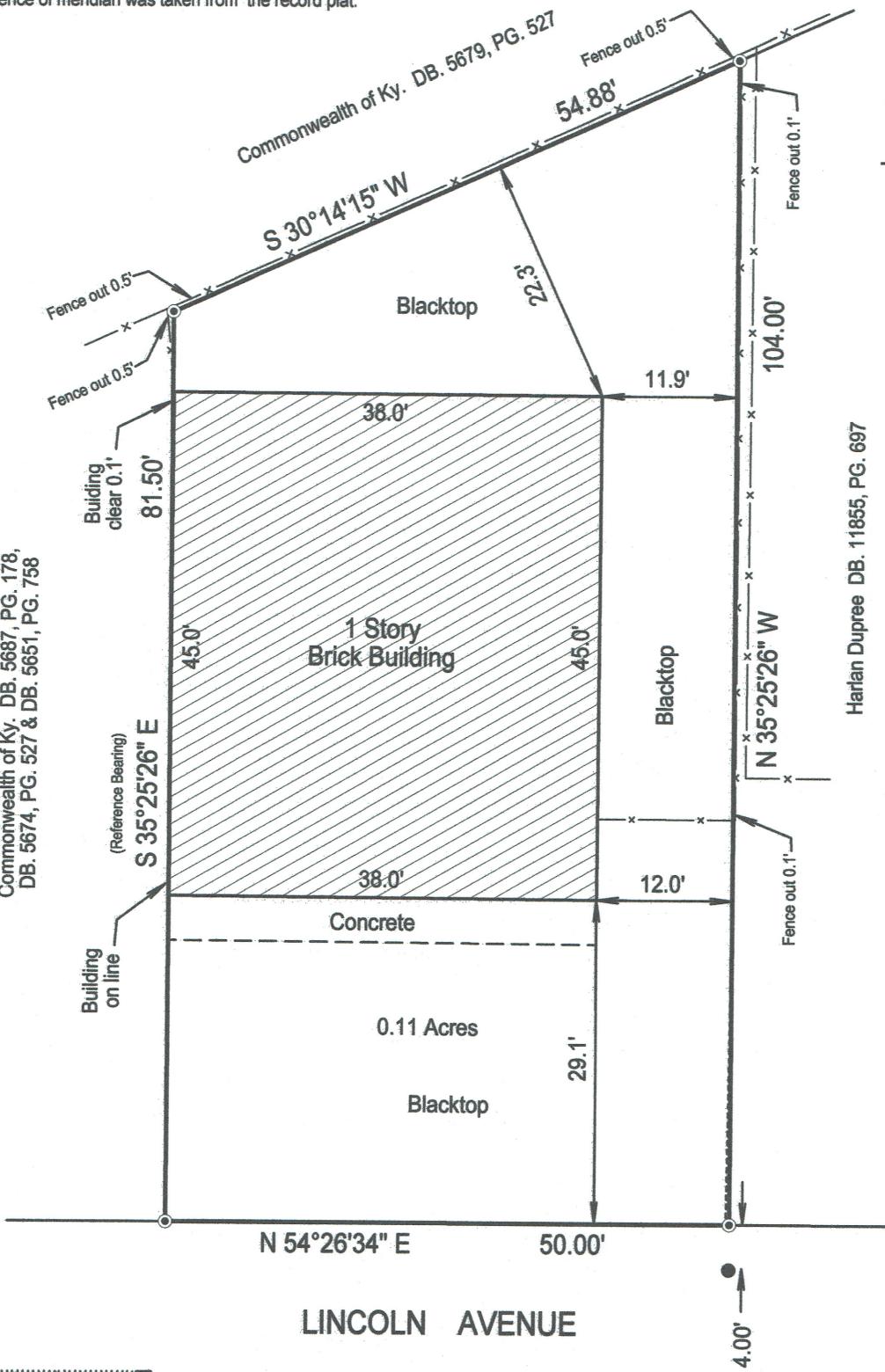
BOUNDARY SURVEY

NOTES:

1. The unadjusted closure error was 1 in 19,778, no adjustments were made for closure.
2. A Title Examination may reveal roads and easements not shown hereon.
3. Reference of meridian was taken from the record plat.

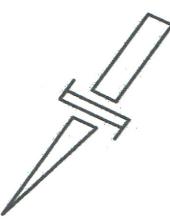
Commonwealth of Ky. DB. 5687, PG. 178,
DB. 5674, PG. 527 & DB. 5651, PG. 758

Commonwealth of Ky. DB. 5679, PG. 527



LOCATION MAP

No Scale



LEGEND
 ● = Existing 1/2" rebar.
 ○ = Set a 1/2" rebar with a cap #3444 Willett.
 - - - = Fence lines

Being Lot 21, in T.B. Miller & Sons Subdivision recorded in Deed Book 1264, Page 132 with the exception of the property conveyed to the Commonwealth of Ky. in Deed Book 5679, Page 527

LAND SURVEYORS CERTIFICATE

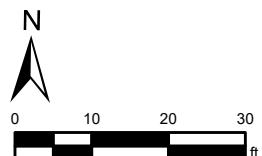
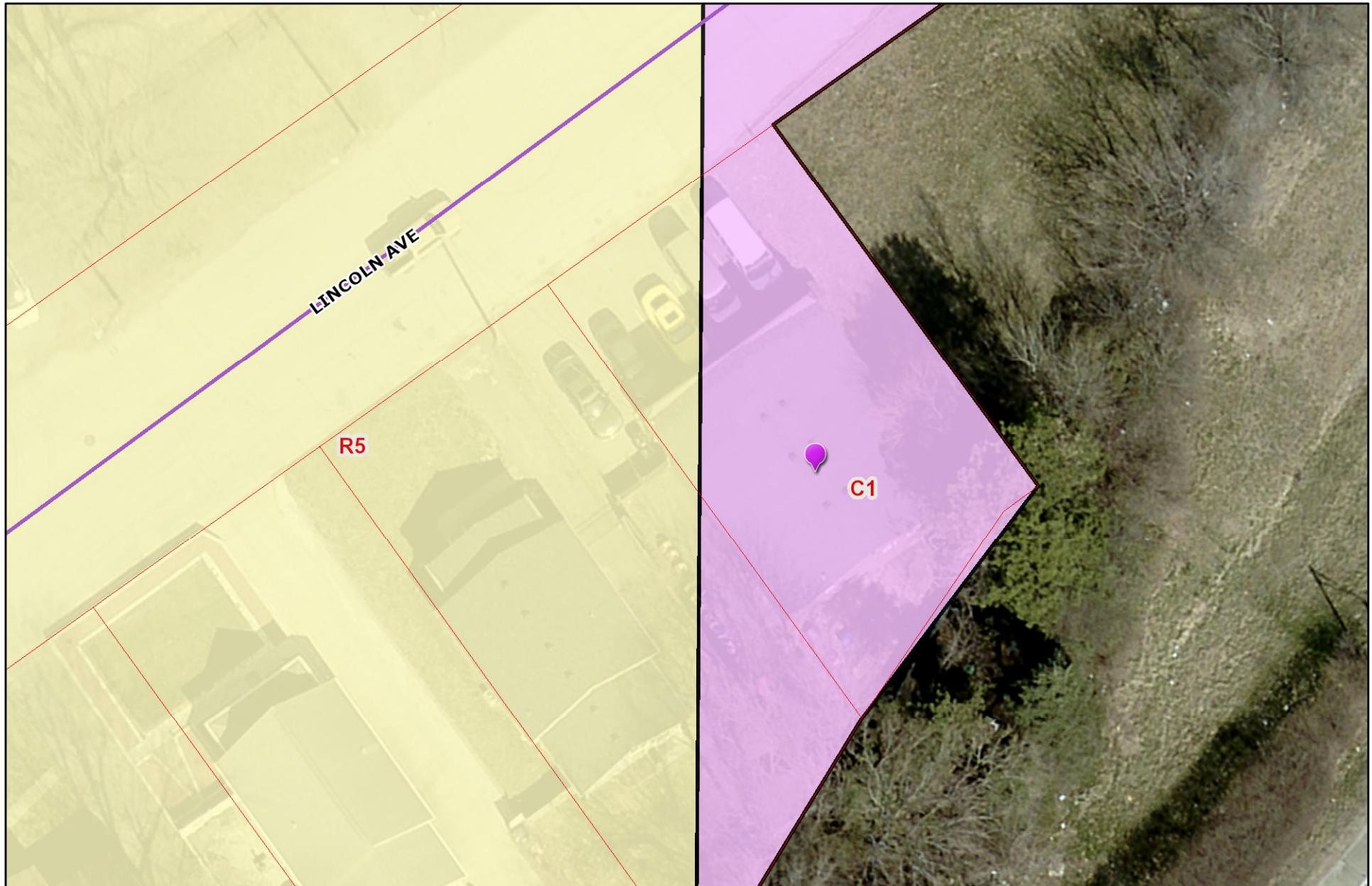
I hereby certify that this plat and boundary survey were made by me and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This urban boundary survey meets or exceeds the minimum standards of 201 KAR 18:150.

I hereby certify that this Boundary Survey was conducted on 1/24/23, and that the improvements shown hereon is is not in a 100 year area as located by F.E.M.A. Map No. 21111C 0059F Dated: 02-26-2021

 1-25-23
 Todd K. Willett Date
 Professional Land Surveyor, Kentucky Registration No. 3444

Client: Emily Keller
 Description: 1618 Lincoln Avenue
 City: Louisville State: Ky.
 County: Jefferson Zip: 40213
 Deed Book: 10469 Page: 219
 Ordered By: Client
 Current Property Owner: The Dorothy June William Trust
 Scale: 1" = 15' Date: 01/25/23 Job No: 29691/23

WILLETT & ASSOCS.
 LAND SURVEYING INC.
 7329 SAINT ANDREWS CHURCH ROAD, LOUISVILLE, KY. 40214
 LOUISVILLE PHONE: 502-368-6272
 ELIZABETHTOWN PHONE: 270-735-9990
 FAX: 502-805-0427



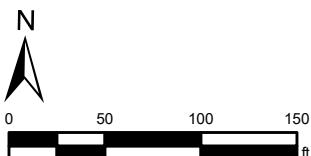
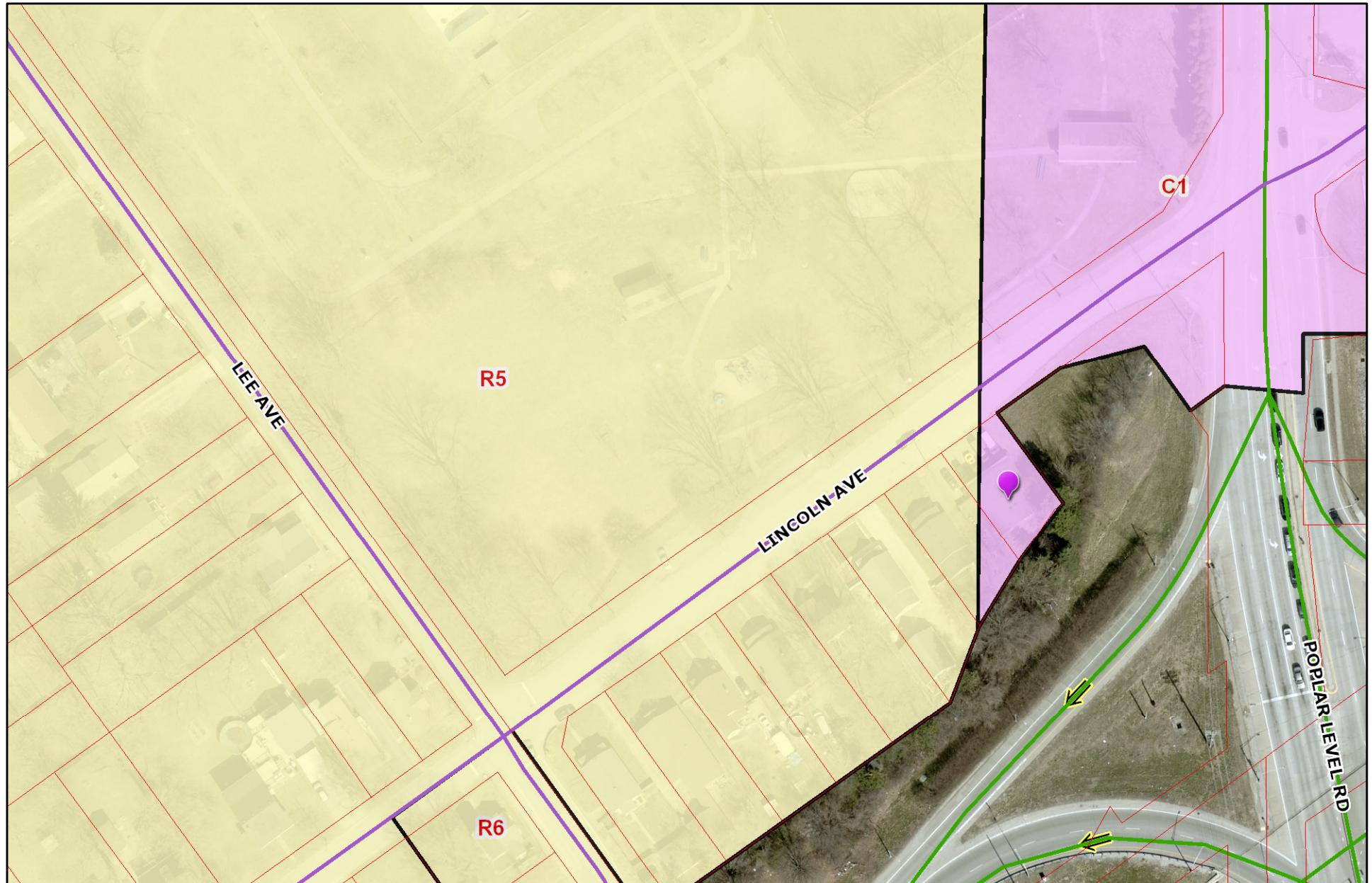
1618 Lincoln Avenue

Thursday, January 12, 2023 | 11:16:50 AM



LOJIC © 2023

This map is not a legal document and should only be used for general reference and identification.



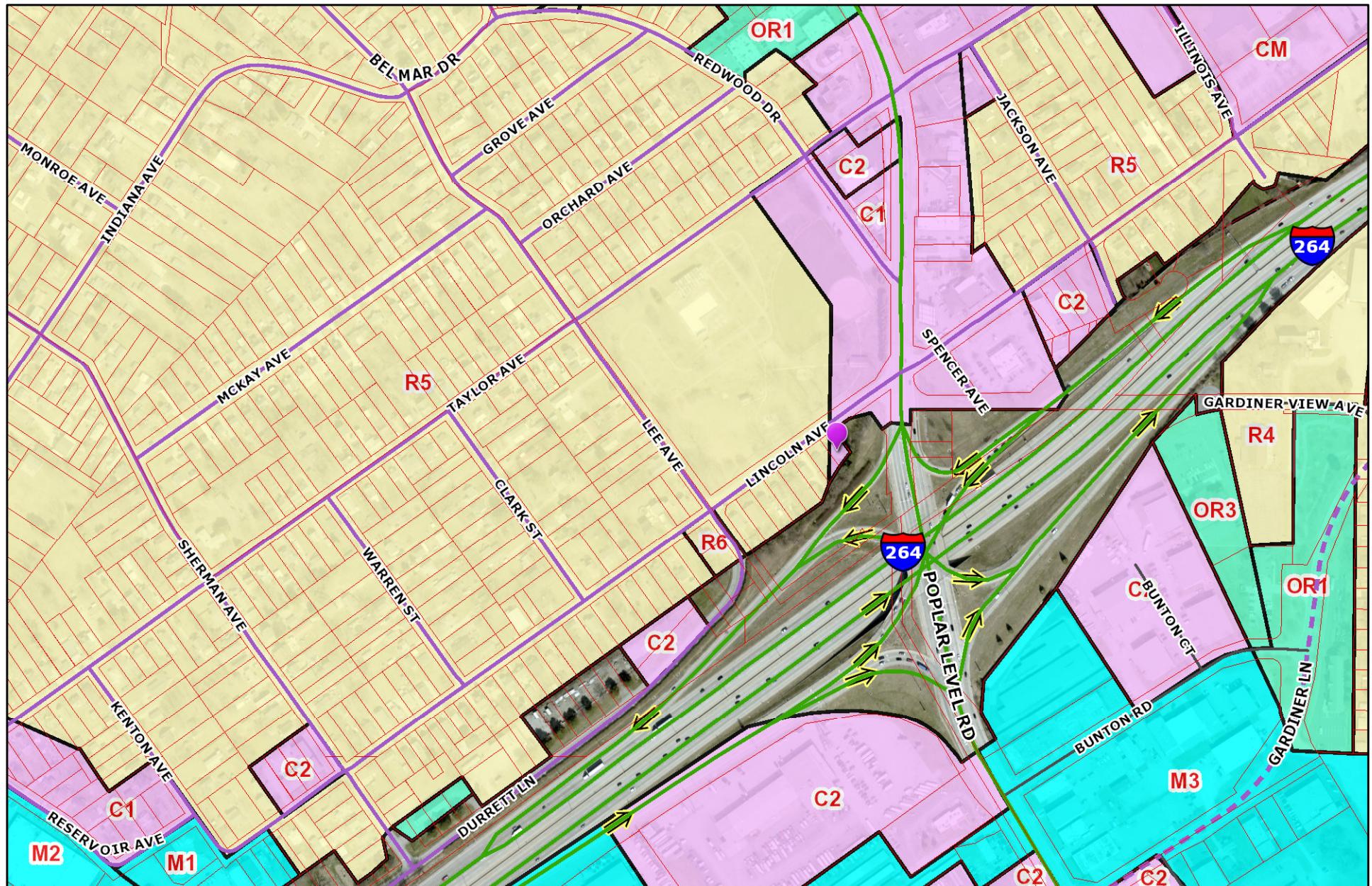
1618 Lincoln Avenue 2.0

Thursday, January 12, 2023 | 11:57:06 AM



LOJIC © 2023

This map is not a legal document and should only be used for general reference and identification.



1618 Lincoln Avenue 3.0

Thursday, January 12, 2023 | 11:57:52 AM



LOJIC © 2023

This map is not a legal document and should only be used for general reference and identification.



0 220 440 660
ft

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 with 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.