

# City of Woodlawn Park

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August 23, 2021

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RE: 700, 702 Beechwood Road  
Woodlawn Park, Kentucky

Dear Members of the Board of Zoning Adjustment:

Please accept this letter in opposition to the owner of the above-referenced property's attempt to change the non-conforming use of the property to one suitable for a commercial events center.

By way of background, the above property is owned by Eline Realty, Inc. and zoned R-4 (Residential). The owner obtained non-conforming use rights to operate a contractor's shop and storage yard. In June 2020, a request to change the non-conforming use for the building at 702 Beechwood Road to a wholesale greenhouse was granted.

Most recently, the owner has expressed an interest in using the property for use as an event center for such things as wedding receptions, bourbon tastings and other events. In addition to bourbon tastings, other events may include serving alcohol. According to the owner's representatives, events would end no later than 9:00 p.m. with event workers leaving the premises no later than 10:00 p.m. The building located at 700 Beechwood Road has a maximum capacity of 49 persons. Parking spaces are limited to 39.

700, 702 Beechwood Road is surrounded by numerous single-family residences within the City of Woodlawn Park. Permitting a commercial events center, the purpose of which is to host social gatherings in a residential neighborhood, will have a direct and adverse impact upon the following:

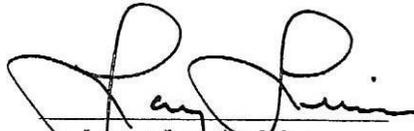
- Traffic and parking - Most event attendees will be traveling by car, thus increasing traffic in the neighborhood. Spill over from the designated parking lot at 700 Beechwood Road is inevitable.
- Noise - At wedding receptions, and possibly other events, music will be played and will be disruptive to the peaceful atmosphere of the neighborhood. It is unclear whether the owner will permit outside activities at various events, but if permitted, noise levels will be dramatically increased.
- Alcohol - Serving alcohol at commercial events in a neighborhood setting creates an unnecessary risk of exposing residents to inebriated attendees, potential drunk drivers, personal injuries and/or property damage.

While to the best of our knowledge, no application requesting a change in the non-conforming use to a commercial event center has been made, at the July 19, 2021 meeting of the Woodlawn Park City Council, representatives of the owner of the property stated that another representative within the owner's organization would be handling that matter.

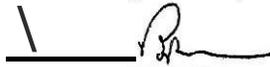
Based upon the foregoing, we submit that an event center in a residential neighborhood hosting wedding receptions, bourbon tastings and other events at which alcohol may be served, constitutes a use more odious and offensive to the surrounding properties.

In the event any request is made to change the non-conforming use from its present designation, we request immediate notice of same so that all affected residents may register their opposition at a public hearing.

Respectfully,



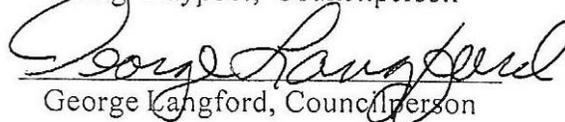
Larry Lewis, Mayor



Mike Brown, Councilperson



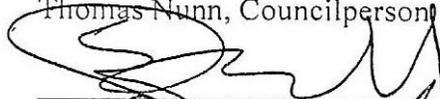
Greg Claypool, Councilperson



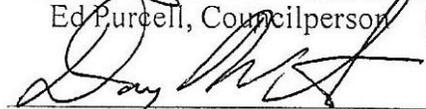
George Langford, Councilperson



Thomas Nunn, Councilperson



Ed Purcell, Councilperson



Doug Watson, Councilperson