



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No. 22-CCA-0156 Intake Staff: AS

Date: 6/27/22 Fee: No Fee

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application.

Project Information:

Certificate of Appropriateness: ☐ Butchertown ☐ Clifton ☒ Cherokee Triangle ☐ Individual Landmark
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)
☐ Nulu Review Overlay District (NROD)

Project Name: ROMERO GARAGE & ACCESSORY APARTMENT

Project Address / Parcel ID: 075G00740000 2312 Glenmary Ave

Total Acres: .2163

Project Cost (exterior only): 80,000 PVA Assessed Value: 333,000

Existing Sq Ft: 3,557 New Construction Sq Ft: 1,426 Height (Ft): 23'-10" 2-STORY

Project Description (use additional sheets if needed):

The project is a new 2-car garage with an accessory apartment above. The accessory apartment will be one-bedroom, one bath, 658 sf with a deck facing the alley. The concept was to reflect craftmanm type architecture in the new design to blend with the original house. We chose brick and vertical board to match the eixsitng house. We incorporated a lot of natural light while providing privacy with thoughtful placement and size of windows.

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DESIGN SERVICES

22-CCA-0156

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: Nathan & Jennifer Romero

Name: Rachel Harman

Company: _____

Company: Concept Architects

Address: 2312 Glenmary Ave

Address: 1621 Windsor Pl

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40204

Primary Phone: _____

Primary Phone: 270-823-4647

Alternate Phone: professornate@gmail.com

Alternate Phone: _____

Email: jennkraig@gmail.com

Email: rachel@conceptarcs.com

Owner Signature (required): _____

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Rachel Harman, in my capacity as Architect, hereby
representative/authorized agent/other

certify that Nathan & Jennifer Romero is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 6/27/22

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Submittal Instructions:

Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

Definitions:

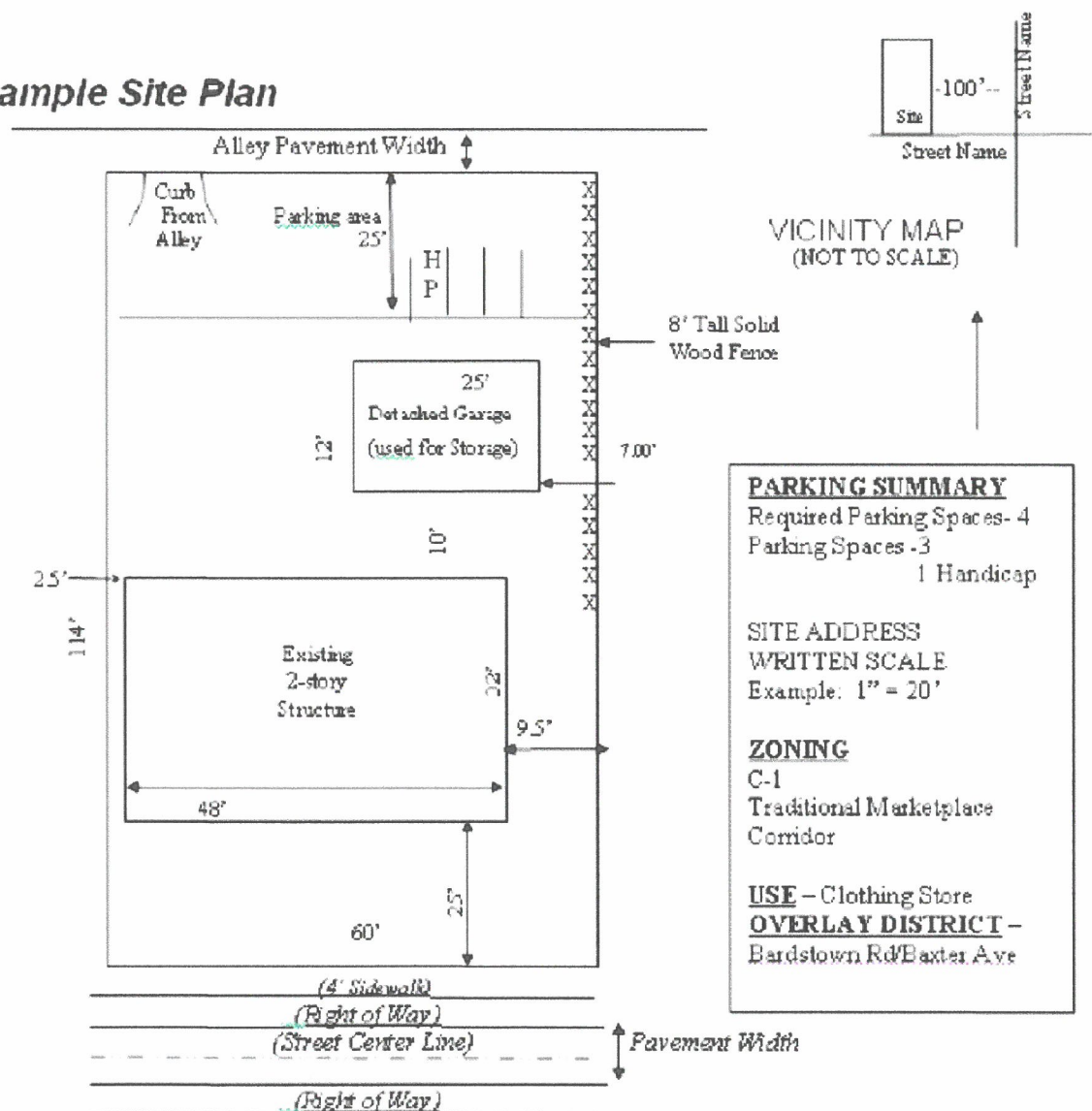
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

Sample Site Plan





Land Development Report

February 20, 2022 12:00 PM

[About](#) [LDC](#)

Location

Parcel ID: 075G00740000
Parcel LRSN: 8007769
Address: 2312 GLENMARY AVE

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: GLENMARY SUBDIVISON
Plat Book - Page: 02-322
Related Cases: 17CUP1083

Special Review Districts

Overlay District: NO
Historic Preservation District: CHEROKEE TRIANGLE
National Register District: CHEROKEE TRIANGLE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0043F

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO

Services

Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #4
Urban Service District: YES



2312 Glenmary Front Elevation



Views of proposed site from exist. home



View of neighboring property

