



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 22-OVERLAY-0021

Intake Staff: M

Date: 7-7-22

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: 1331 Bardstown Road Com./Res. Mixed Use

Project Address / Parcel ID: TB 75F, Lot 72

Total Acres: 0.14 Ac.

Project Cost (exterior only): \$200K PVA Assessed Value: \$242,530

Existing Sq Ft: 4088 New Construction Sq Ft: 2585 Height (Ft): 33' Stories: 2

Project Description (use additional sheets if needed):

Redevelopment of an existing vacant to building (4,088 SF) and site (0.14 Ac.) to include a complete renovation / expansion as follow:

1. 0.14 Ac. Site – existing
2. 6,673 SF Structure (exterior / interior renovation and expansion)
 - a. Brick Vineer
 - b. Storefront Windows / Glazing
 - c. Residentail and Commercaill Windows & Doors
 - d. Fiber Cement Siding
3. Restaurant First Floor – 4,110 SF.
4. 2 Apartments / Coordiors Second Floor – 2,662 SF
5. Repurpose / renovate existing parking lot to include 3 parking spaces

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: Robert Brugh

Name: Charles Podgursky

Company: BFG Revocable Land Trust

Company: CRP & Associates, Inc.

Address: 1156 Bardstown Rd

Address: 7321 New LaGrange Rd, Suite 111

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40222

Primary Phone: 502-356-7385

Primary Phone: 502.639.9748

Alternate Phone: _____

Alternate Phone: _____

Email: probyville@gmail.com

Email: cpodgursky@yahoo.com

Owner Signature (required): [Signature]

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: NA

Name: Same as Applicant

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, Robert Brugh, in my capacity as Member, hereby
representative/authorized agent/other

certify that BFG Revocable Land Trust 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: [Signature] Date: 7/12/22

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.

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Please submit the completed application along with the following items:

Required for every application:

- ☒ Land Development Report¹
- ☒ Current photographs showing building front, specific project area, and surrounding buildings
- ☒ Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

Site and Project plan: *(required for building additions, new structures and fencing)*

- ☒ Site plan *drawn to scale* with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☒ Floor plans *drawn to scale* with dimensions and each room labeled
- ☒ Elevation drawings (a drawing showing exterior walls) *drawn to scale* with dimensions.
For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- ☒ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☒ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions Not Applicable Seeking Waiver
- ☒ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☒ One copy of the mailing label sheets

Resources:

1. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street , 2nd fl, 502-574-6220. Many deeds, plats and other records are available online at:
<https://search.jeffersondeeds.com/>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/property-search/>

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Submittal Instructions:

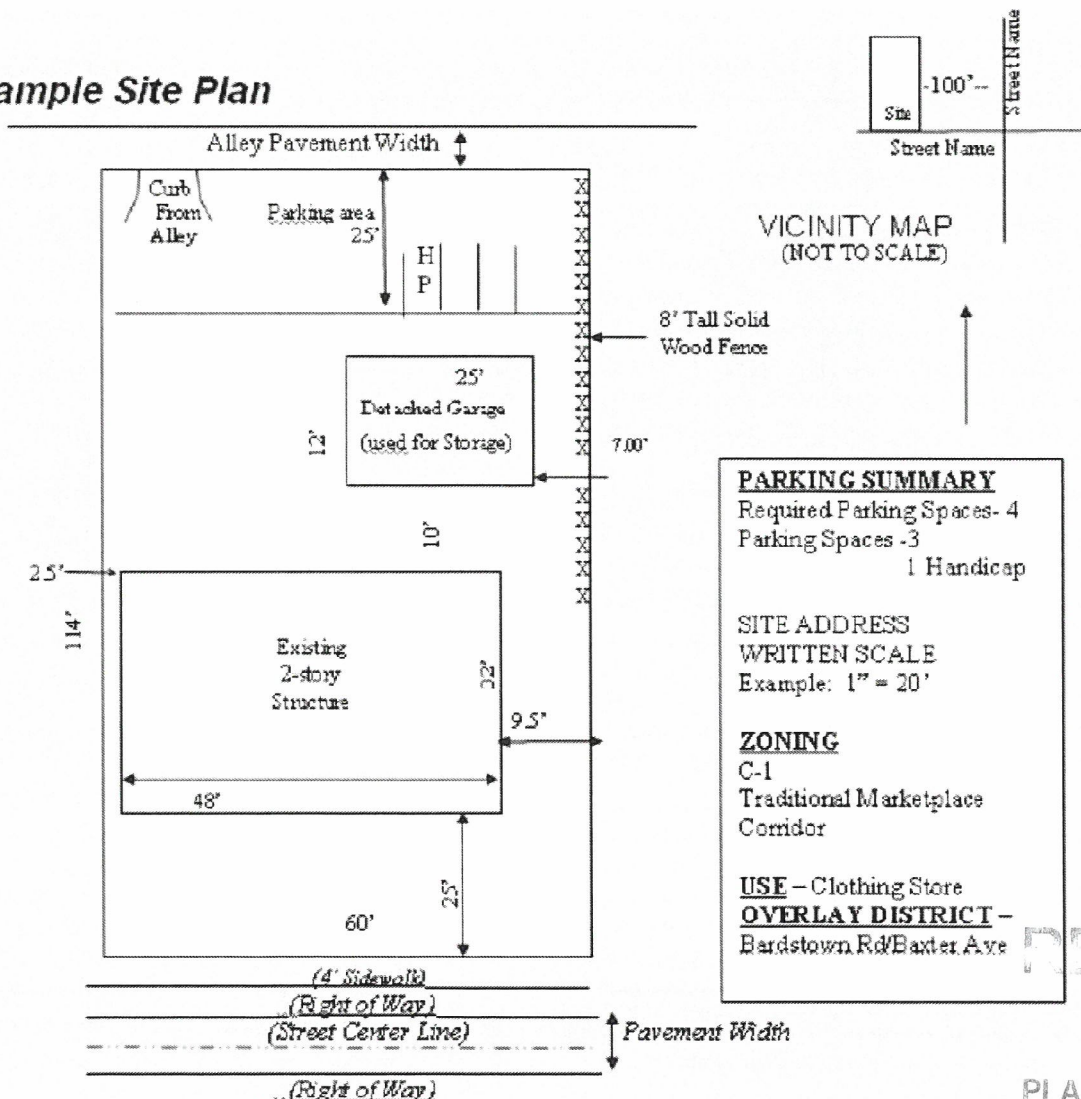
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

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

July 3, 2022 1:39 PM

About LDC

Location

Parcel ID: 075F00720000
Parcel LRSN: 8007756
Address: 1331 BARDSTOWN RD

Zoning

Zoning: (C2)
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: EASTERN PARKLAND CO.
Plat Book - Page: 01-065
Related Cases: NONE

Special Review Districts

Overlay District: BARDSTOWN ROAD
Historic Preservation District: NONE
National Register District: HIGHLANDS
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: YES

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

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