



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19CC01161 Intake Staff: KP

Date: 5/24/19 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: Nazareth Home Campus

Project Address / Parcel ID: 2002 1/2 - 2018 Payne Street - 070B00720000

Total Acres: 9.4

Project Cost (exterior only): _____ PVA Assessed Value: 167200

Existing Sq Ft: 72,500 SF New Construction Sq Ft: 127000 Height (Ft): _____ Stories: 3

Project Description (use additional sheets if needed):

The project includes the new construction of a 3 story, 116,000 sf, 100-unit senior living facility. The highest level of the building shall be accessed off Payne Street. The other levels are below street level and generally follow the contours of the existing grade to let light into the building. A garden courtyard in the center of the building lets in additional light. With the exception of a 2-story volume at the building entrance, the roof line will be lower than that of the adjacent single-family homes so as to not overwhelm the scale of the streetscape. The project also includes renovation of the existing one-story facility on site. Services will be relocated internally to maximize efficiencies and work-flow. The overall resident census will decrease as double occupancy rooms become single occupancy. Interior renovation will account for 61,500 sf. 13,300 sf of rehabilitation will remain unchanged. A new 11,000 sf addition is also proposed, consisting of a lobby and reception area, chapel, and Main Street which features a café, bistro, and small gathering areas. The chapel and Main Street areas will be 2 story volumes. Materials for both buildings may include brick, stone, and cement board siding.

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Mary Haynes, CEO

Name: _____

Company: Nazareth Home

Company: Same as owner

Address: 2000 Newburg Rd

Address: _____

City: Louisville State: KY Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: (502)459-9681

Primary Phone: _____

Alternate Phone: (502)445-0728

Alternate Phone: _____

Email: mhaynes@nazhome.org

Email: _____

Owner Signature (required): Mary N. Haynes

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: Chris Brown, AICP

Company: _____

Company: BTM Engineering Inc.

Address: _____

Address: 3001 Taylor Springs Drive

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40220

Primary Phone: _____

Primary Phone: 502-459-8402

Alternate Phone: _____

Alternate Phone: 502-815-7535

Email: _____

Email: cbrown@btmeng.com

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, Mary Haynes, in my capacity as CEO, President

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certify that Nazareth Home, Inc.

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: Mary N. Haynes

Date: 5/16/19

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
- ☐ 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/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

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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:

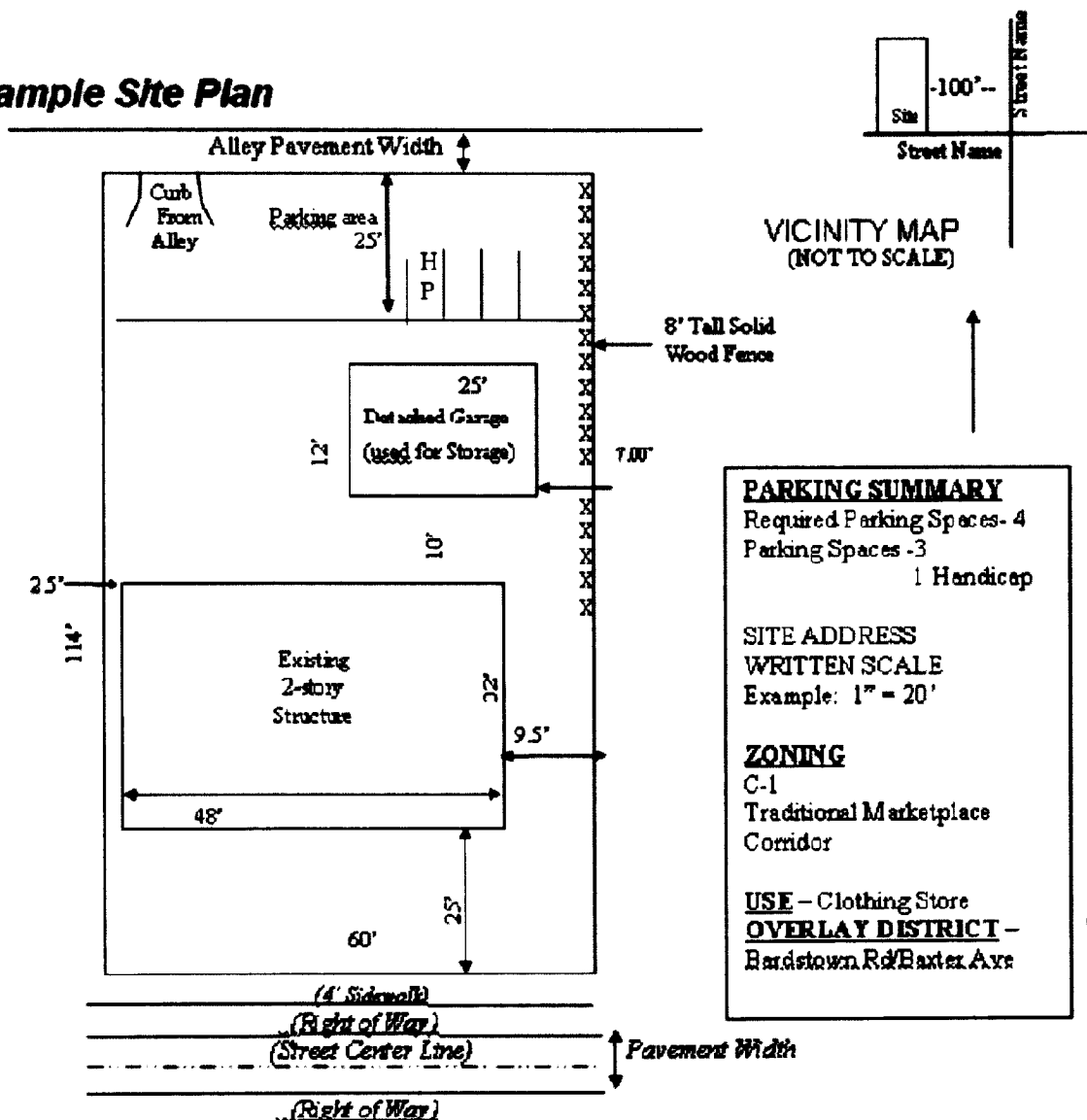
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires 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



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Land Development Report

May 16, 2019 10:51 AM

About LDC

Location

Parcel ID: 070B00720000
Parcel LRSN: 8007358
Address: 2002 H PAYNE ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: CLIFTON
National Register District: CLIFTON
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: 21111C0027E

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: 9
Fire Protection District: LOUISVILLE #4
Urban Service District: YES

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Land Development Report

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About LDC

Location

Parcel ID: 070D00150000
Parcel LRSN: 57230
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R6, R1
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: MERCY HEALTH MINOR PLAT
Plat Book - Page: 55-040
Related Cases: B-41-95, B-10640-08, B-114-99, B-293-99

Special Review Districts

Overlay District: NO
Historic Preservation District: CLIFTON
National Register District: CLIFTON
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: YES - MULTIPLE

Environmental Constraints

Flood Prone Area
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FEMA Floodway Review Zone: NO
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Combined Sewer Floodprone Area: NO
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BTM Engineering, Inc.
Attn. Chris Brown
3001 Taylor Springs Drive
Louisville, KY 40220

BRAUNER, JAMES
BRAUNER ELIZABETH
2003 PAYNE ST
LOUISVILLE, KY, 40206-2009

BRAUNER, JAMES & E
2003 PAYNE ST
LOUISVILLE, KY, 40206-2009

SELLARS, TELLY & DAILY
HEATHER
680 WEBB RD
SIMPSONVILLE, KY, 40067-6492

GATTERDAM, STEVE & DIANE
2019 PAYNE ST
LOUISVILLE, KY, 40206-2009

PRATHER, CHRISTINA L
HOLDEN MARISSA L
2021 PAYNE ST
LOUISVILLE, KY, 40206-2009

SHIER, RANDALL
SHIER TINA
2023 PAYNE ST
LOUISVILLE, KY, 40206-2009

ELMORE, MARY FRANCIS
2025 PAYNE ST
LOUISVILLE, KY, 40206-2009

STIVERS, WILLIAM & PATRICIA &
S
2029 PAYNE ST
LOUISVILLE, KY, 40206-2009

WARD, PATRICK EUGENE
2031 PAYNE ST
LOUISVILLE, KY, 40206-2009

SCHINDLER, JOHN MARTIN
2033 PAYNE ST
LOUISVILLE, KY, 40206-2009

BELL, HENRY R III
2037 PAYNE ST
LOUISVILLE, KY, 40206-2009

LUGOVINA, FRANCISCO PHILIP
2039 PAYNE ST
LOUISVILLE, KY, 40206-2009

DOEBLER, JOSEPH D ESTATE OF
10009 CHERRY RIDGE RD
LOUISVILLE, KY, 40291-1219

SIMS, HOLLIS & CHRISTINE
301 S BAYLY AVE
LOUISVILLE, KY, 40206-2506

PEGGY, RAY PROPERTIES LLC
1610 RUSSELL AVE
LOUISVILLE, KY, 40213-1542

ROMAN, CATHOLIC BISHOP OF
LOU
PO BOX 1073
LOUISVILLE, KY, 40201-1073

MBPR, LLC
507 FOXWICK CT
LOUISVILLE, KY, 40223-6102

EMRICH, CASEY ANN
2200 PAYNE ST
LOUISVILLE, KY, 40206-2865

CARNAHAN, ANDREA HALL
214 ALBANY AVE
LOUISVILLE, KY, 40206-2845

ELLIS, FAMILY TRUST
AGREEMENT
2519 MEADOW DR
LOUISVILLE, KY, 40218-1327

SCHILDKNECHT, MARTHA O
1903 DALEVIEW LN
LOUISVILLE, KY, 40207-1764

FULTZ, CHRISTOPHER LEE
222 ALBANY AVE
LOUISVILLE, KY, 40206-2845

SALTSMAN, JACQUELINE P
TODD MARY NANCY
224 ALBANY AVE
LOUISVILLE, KY, 40206-2845

MARSZALEK, KATHRYN
226 ALBANY AVE
LOUISVILLE, KY, 40206-2845

BAKER, TIMOTHY E
BAKER BEVERLY D
228 ALBANY AVE
LOUISVILLE, KY, 40206-2845

BAKER, TIMOTHY E & BEVERLY
DO
230 ALBANY AVE
LOUISVILLE, KY, 40206-2845

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POPP, KIRSTEN R
232 ALBANY AVE
LOUISVILLE, KY, 40206-2845

LEGENDRE, KELSEY
LEGENDRE MICHAEL
234 ALBANY AVE
LOUISVILLE, KY, 40206-2845

MEURER, SIMON ANDREW
236 ALBANY AVE
LOUISVILLE, KY, 40206-2845

WILLIAMS, STEPHEN & LINDA
238 ALBANY AVE
LOUISVILLE, KY, 40206-2845

TAUMALOLO, MAYETTA
240 ALBANY AVE
LOUISVILLE, KY, 40206-2845

KAREM, JENNIFER R
244 ALBANY AVE
LOUISVILLE, KY, 40206-2845

COMMONWEALTH, OF KENTUCKY
ADDRESS UNKNOWN
EXEMPT, KY, EXEMPT

SALING, JAMES E & JADE L
1971 QUARRY ST
LOUISVILLE, KY, 40206-1980

MERCY, HEALTH PARTNERS KY IN
401 FEDERICA ST
OWENSBORO, KY, 42301-6298

EOVINO, NICOLE E
5207 WOLFEN WOODS DR
PROSPECT, KY, 40059-7102

CASEY, GERALD DUANE & DONNA
2000 PAYNE ST
LOUISVILLE, KY, 40206-2010

SACRED, HEART VILLAGE INC
2335 GRANDVIEW AVE
CINCINNATI, OH, 45206-2219

SACRED, HEART VILLAGE II INC
2108 PAYNE ST
LOUISVILLE, KY, 40206-2090

NAZARETH, HOME INC
2000 NEWBURG RD
LOUISVILLE, KY, 40205-1803

COUNCILMAN BILL HOLLANDER
DISTRICT 9
601 WEST JEFFERSON ST.
LOUISVILLE, KY 40202

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