



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

15COA1238

PROJECT: COURY DEEB CARRIAGE HOUSE

OLD LOUISVILLE

ADDRESS: 118 EAST ORMSBY AVENUE 40203

PHONE NUMBER: 502-558-1117

EMAIL: COURYDEEB@GMAIL.COM

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Case No.: _____ Intake Staff: _____
Date: _____ Fee: _____

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

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: COURY DEEB CARRIAGE HOUSE

Project Address / Parcel ID: 118 EAST ORMSBY AVENUE, LOUISVILLE, KY 40203

Deed Book(s) / Page Numbers²: 032F00760000

Total Acres: 0.169

Project Cost: \$70,000.00 PVA Assessed Value: \$286,000.00

Existing Square Feet: ZERO New Construction Square Feet: _____ Height (ft.): 24 FT Stories: 2
1ST FL: 720 SQ FT GARAGE UNFINISHED
2ND FL: 696 FINISHED

Project Description (use additional sheets if needed):

We're proposing that we build a 2 car garage with small apartment above it, making it a carriage house. The structure will be 24' x 30' total. The back section of our yard is already off street parking but not very attractive. We plan to build this space for private parking and out of town family and guests to sleep.

Currently, our sewage line runs under the proposed structure. We will be re-routing our current private sewer line to bypass the proposed structure. NO structure will be built ontop of any sewage line.

In addition to this, upon talking to the state plumbing inspector, we're getting our attorneys to draft a document stating that our property can never be parceled off. This will allow us to tap into our private sewage line and not have to deal with MSD's enormous fees concerning the main sewage line in alley.

Thank you. Please feel free to call with any questions.

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: **JAMES COURY DEEB**

Name: **SAME AS OWNER**

Company: _____

Company: _____

Address: **118 EAST ORMSBY AVENUE 40203**

Address: _____

City: **LOUISVILLE** State: **KY** Zip: **40203**

City: _____ State: _____ Zip: _____

Primary Phone: **502-558-1117**

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: **COURYDEEB@GMAIL.COM**

Email: _____

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.

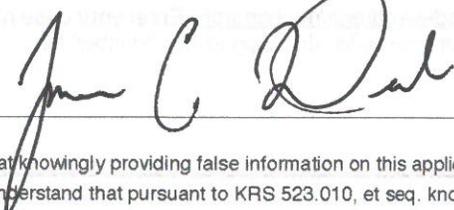
I, **JAMES COURY DEEB**, in my capacity as **OWNER/REPRESENTATIVE**, hereby

representative/authorized agent/other

certify that **JAMES COURY DEEB** 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: **11-2-15**

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

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Please submit the completed application along with the following items:

Project information

- Land Development Report¹
- Current photographs showing building front, specific project area, and surrounding buildings
- Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- One map of the project area and surrounding properties (may be obtained from <http://www.lojic.org/> using the *LOJIC Online Map*)

Site plan (see site plan example on next page)

- Two sets of site plans drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- Two copies of floor plans drawn to scale with dimensions and each room labeled
- Two copies of 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. Detailed instructions to obtain a Land Development Report are available online at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
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/>
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.



Land Development Report

September 29, 2015 11:33 AM

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

Location

Parcel ID: 032F00760000
Parcel LRSN: 94679
Address: 118 E ORMSBY AVE

Zoning

Zoning: TNZD
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: OLD LOUISVILLE
National Register District: OLD LOUISVILLE
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
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0041E
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: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO149 - Project(s) Value between \$04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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Enter Address

Example: 700 W Liberty St

SEARCH



Site Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117

118 East Ormsby Avenue
Portland, Oregon 97214
502-558-1117
www.courydeeb.com

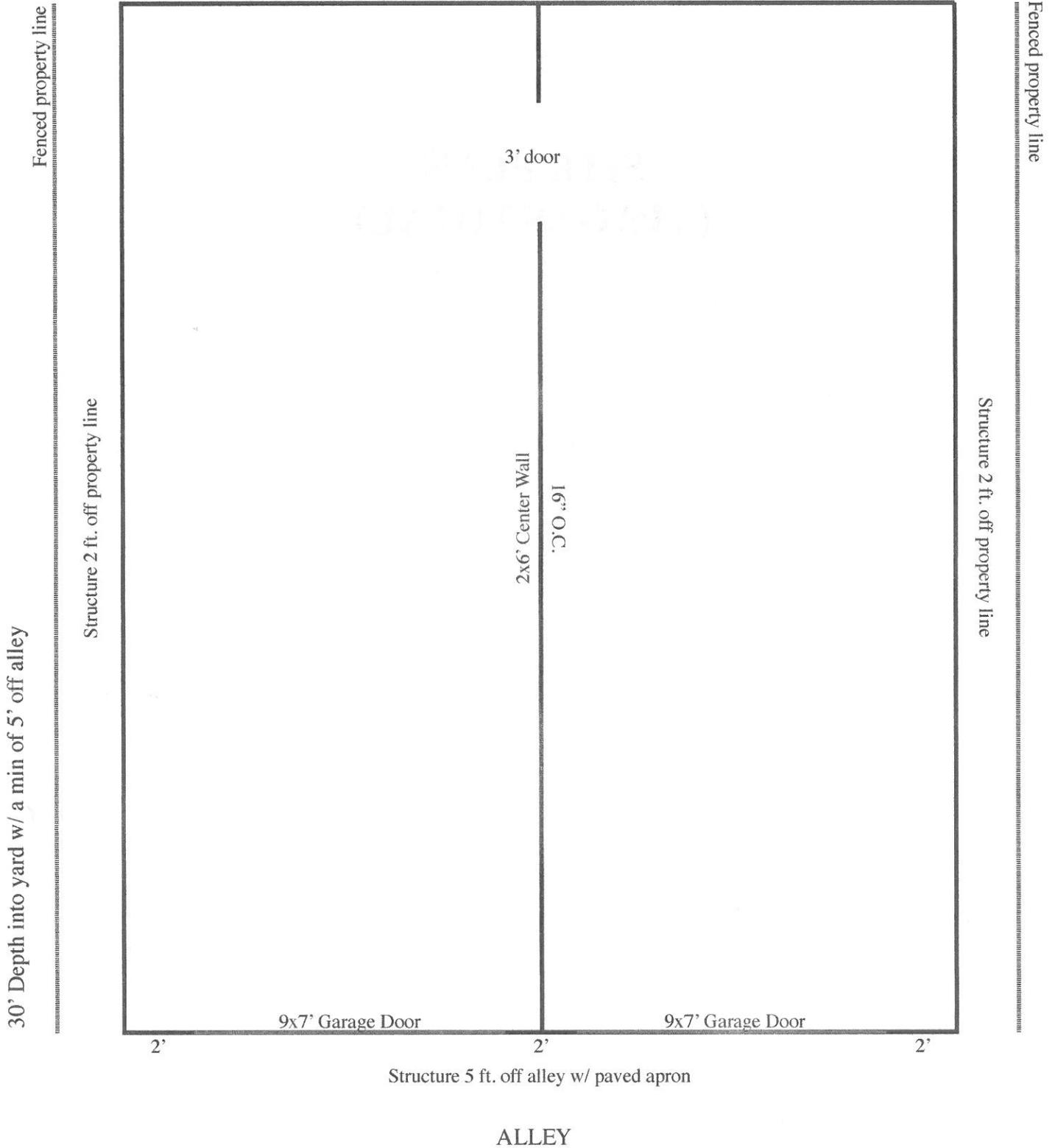
**SITE PLAN
(2 PAGES TOTAL)**

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Site Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117
1st Floor 2-Car Garage 24x30

24' Wide w/ a min of 2' off property line on either side



Elevation Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117

ELEVATION PLAN
(4 PAGES TOTAL)

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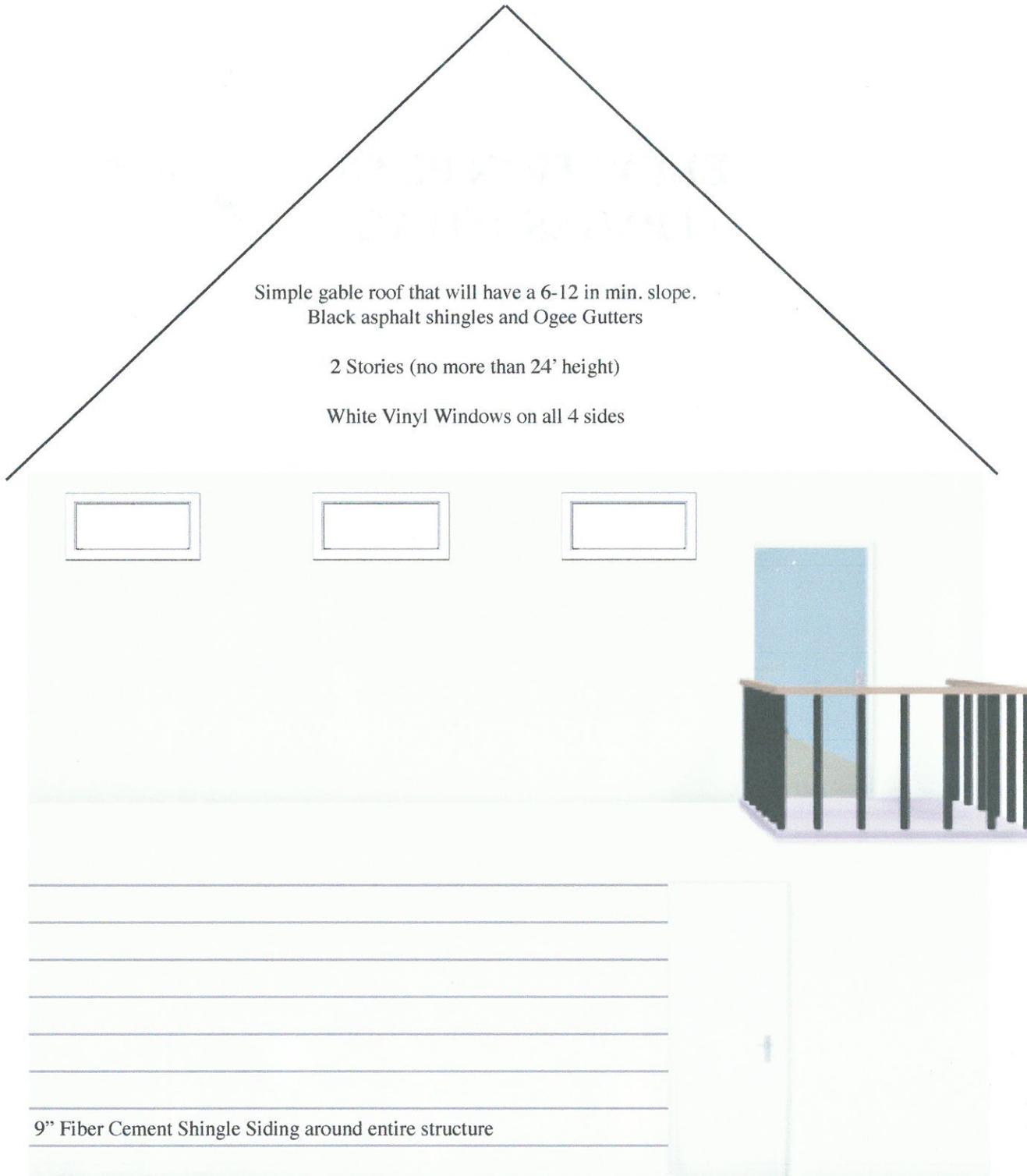
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Elevation Plan for 118 East Ormsby Avenue

Property Owner: Coury Deeb

Cell: 502-558-1117



Simple gable roof that will have a 6-12 in min. slope.
Black asphalt shingles and Ogee Gutters

2 Stories (no more than 24' height)

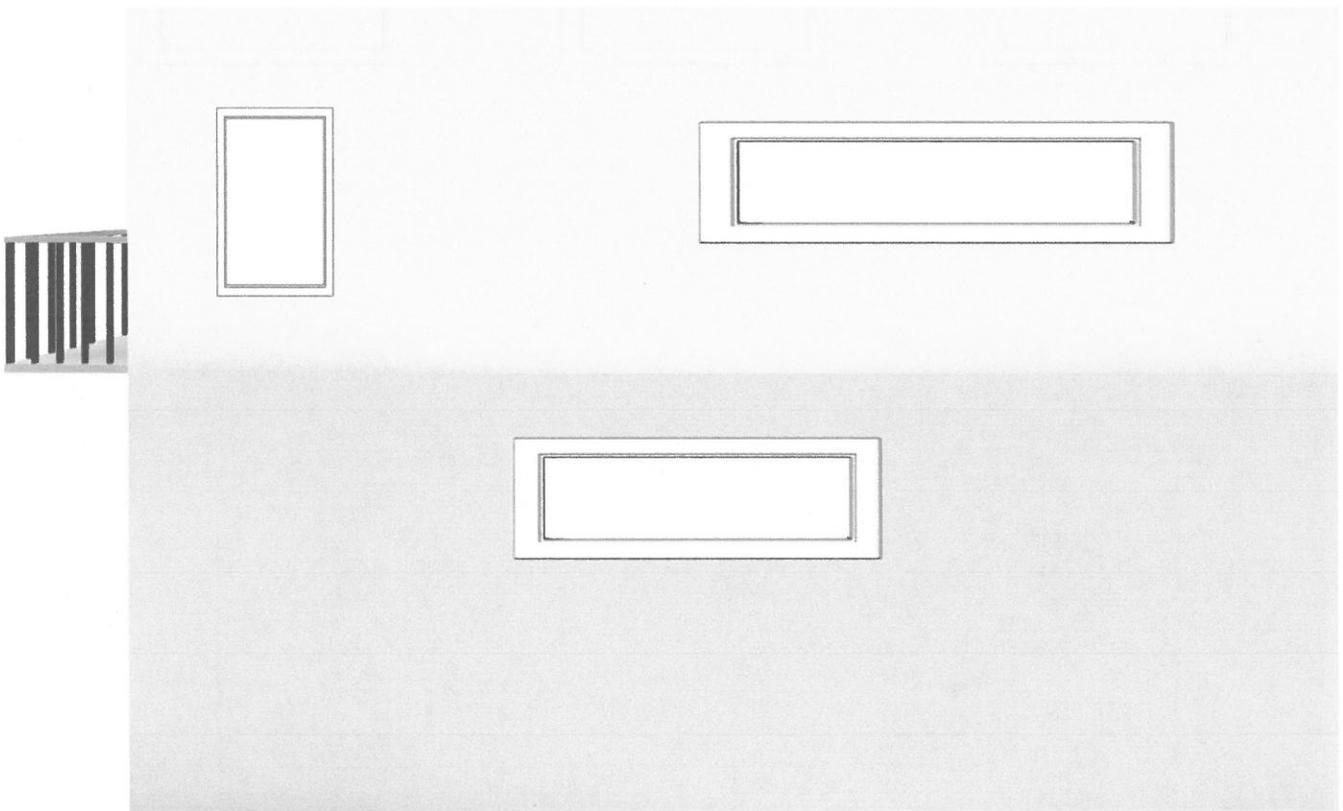
White Vinyl Windows on all 4 sides

9" Fiber Cement Shingle Siding around entire structure

View from our backyard.

Elevation Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117

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View from our neighbor from the West.

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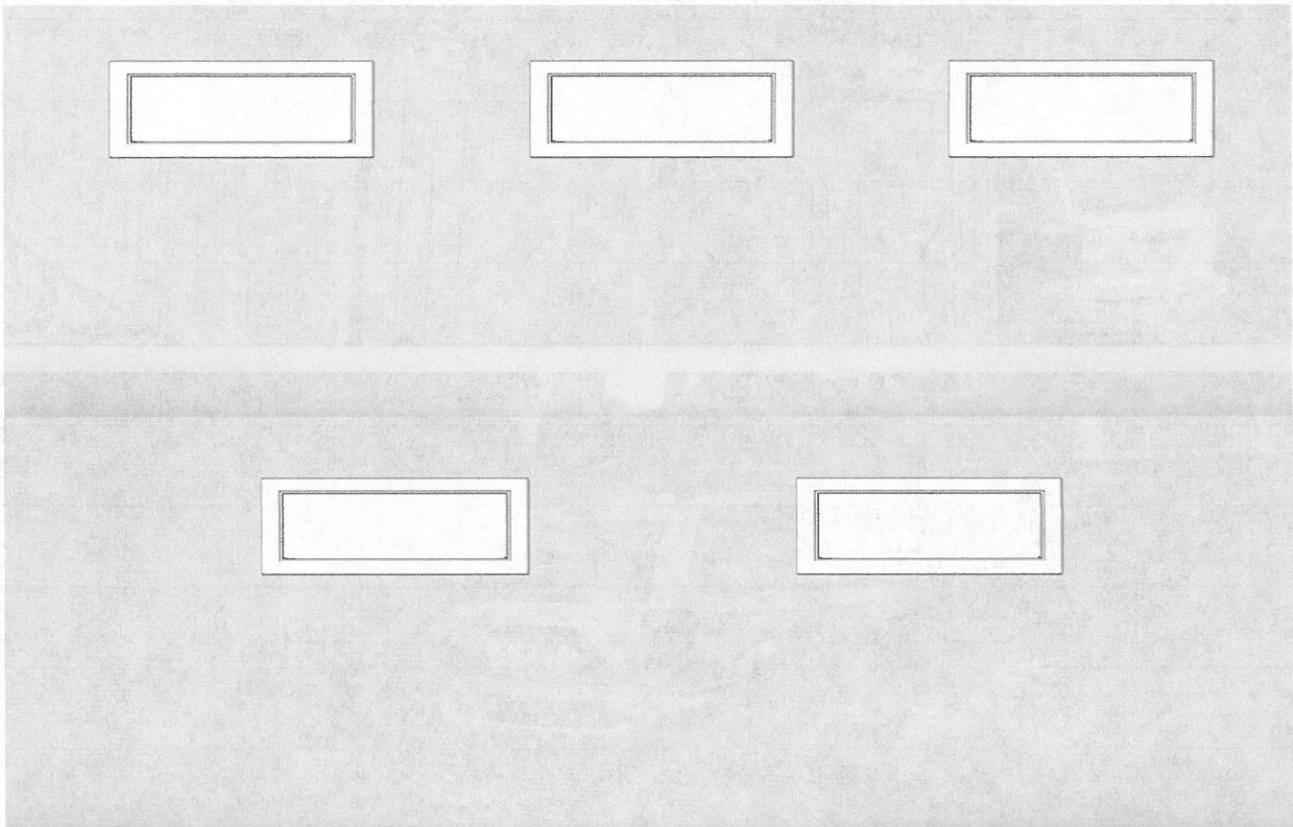
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Elevation Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117



Alley view.

Elevation Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117



View from our neighbor from the East.

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Floor Plan for 118 East Ormsby Avenue

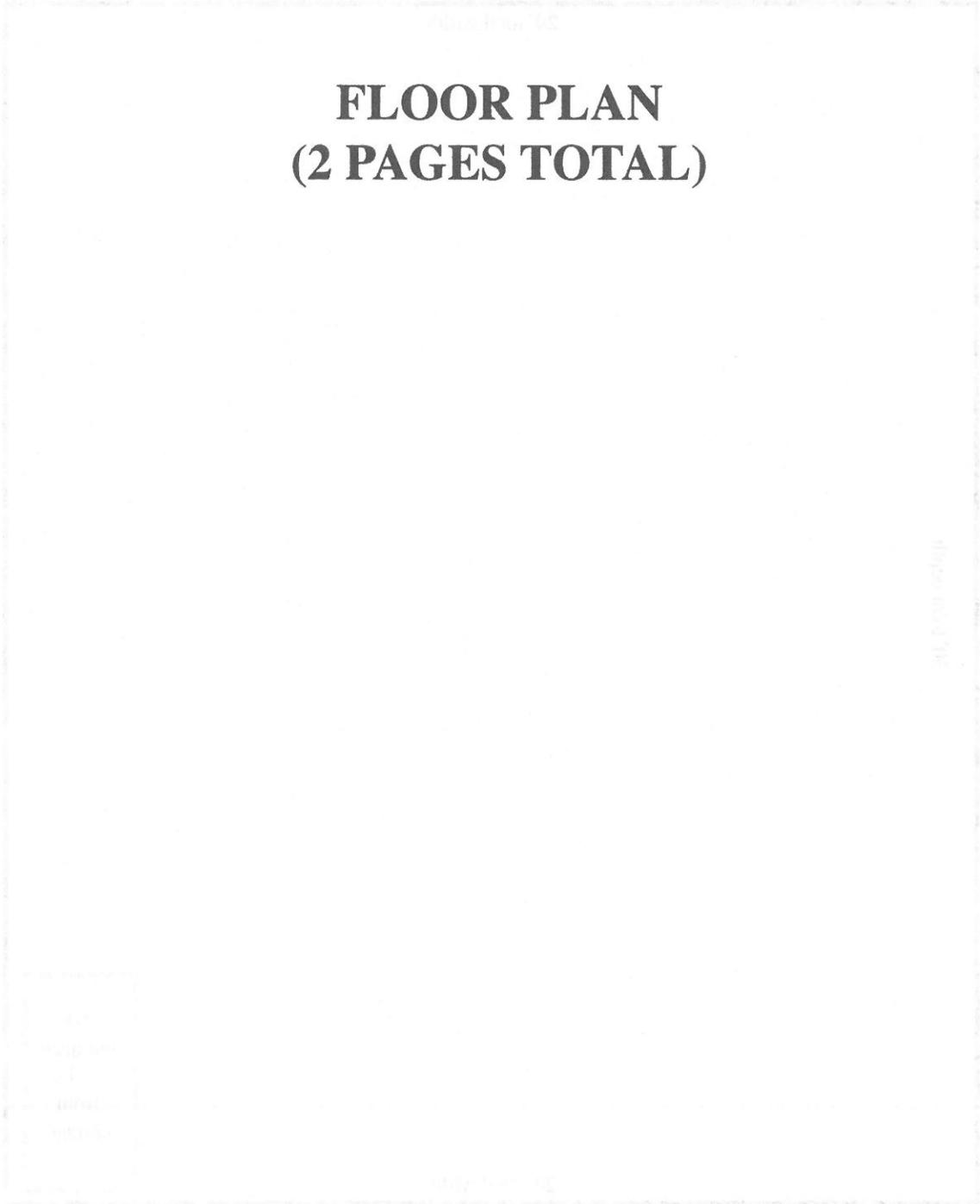
Property Owner: Coury Deeb

Cell: 502-558-1117

118 East Ormsby Avenue
Portland, Oregon 97214
Cell: 502-558-1117
Fax: 502-558-1117

118 East Ormsby Avenue
Portland, Oregon 97214
Cell: 502-558-1117
Fax: 502-558-1117

FLOOR PLAN (2 PAGES TOTAL)

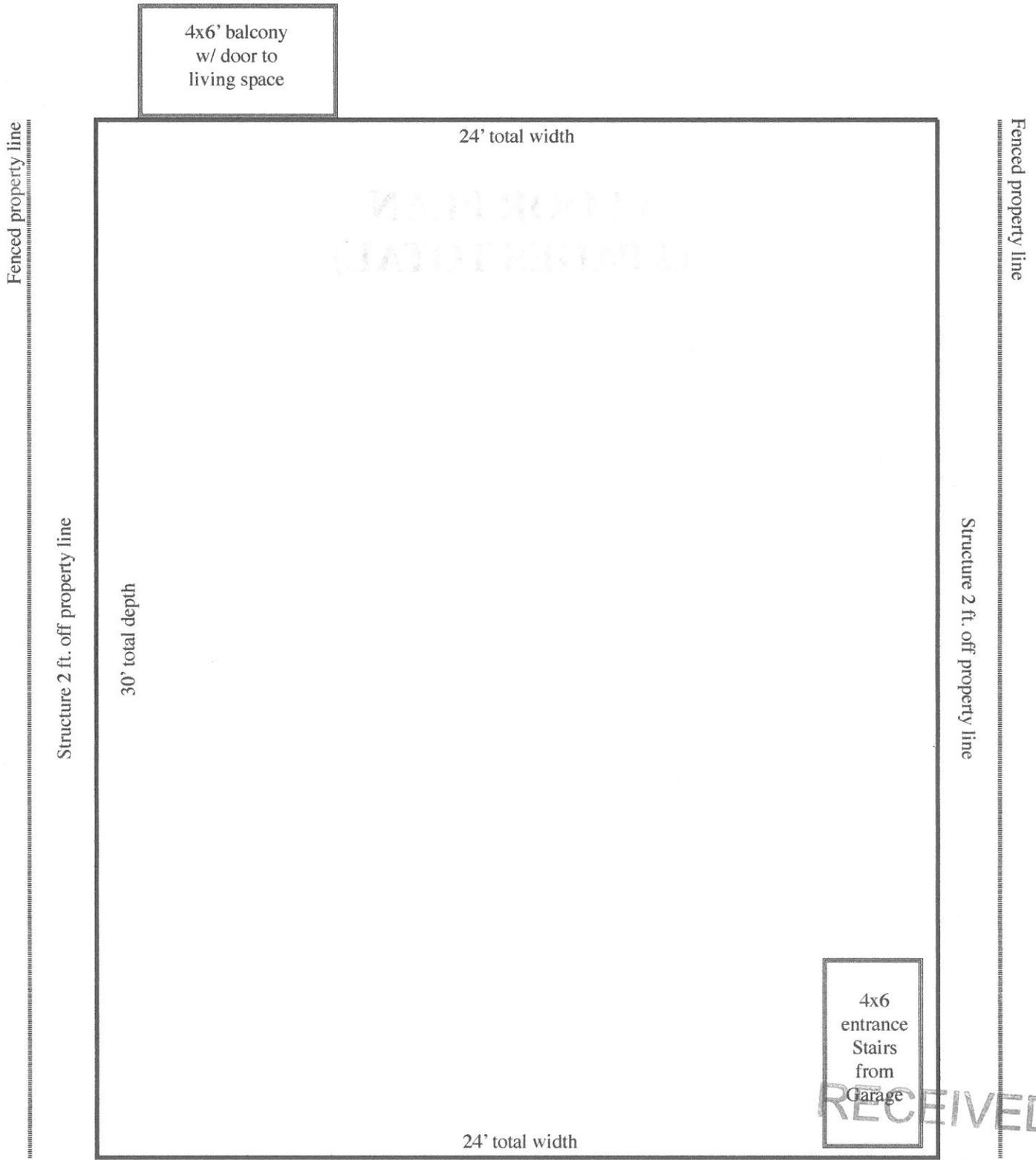


118 East Ormsby Avenue
Portland, Oregon 97214
Cell: 502-558-1117
Fax: 502-558-1117

118 East Ormsby Avenue
Portland, Oregon 97214
Cell: 502-558-1117
Fax: 502-558-1117

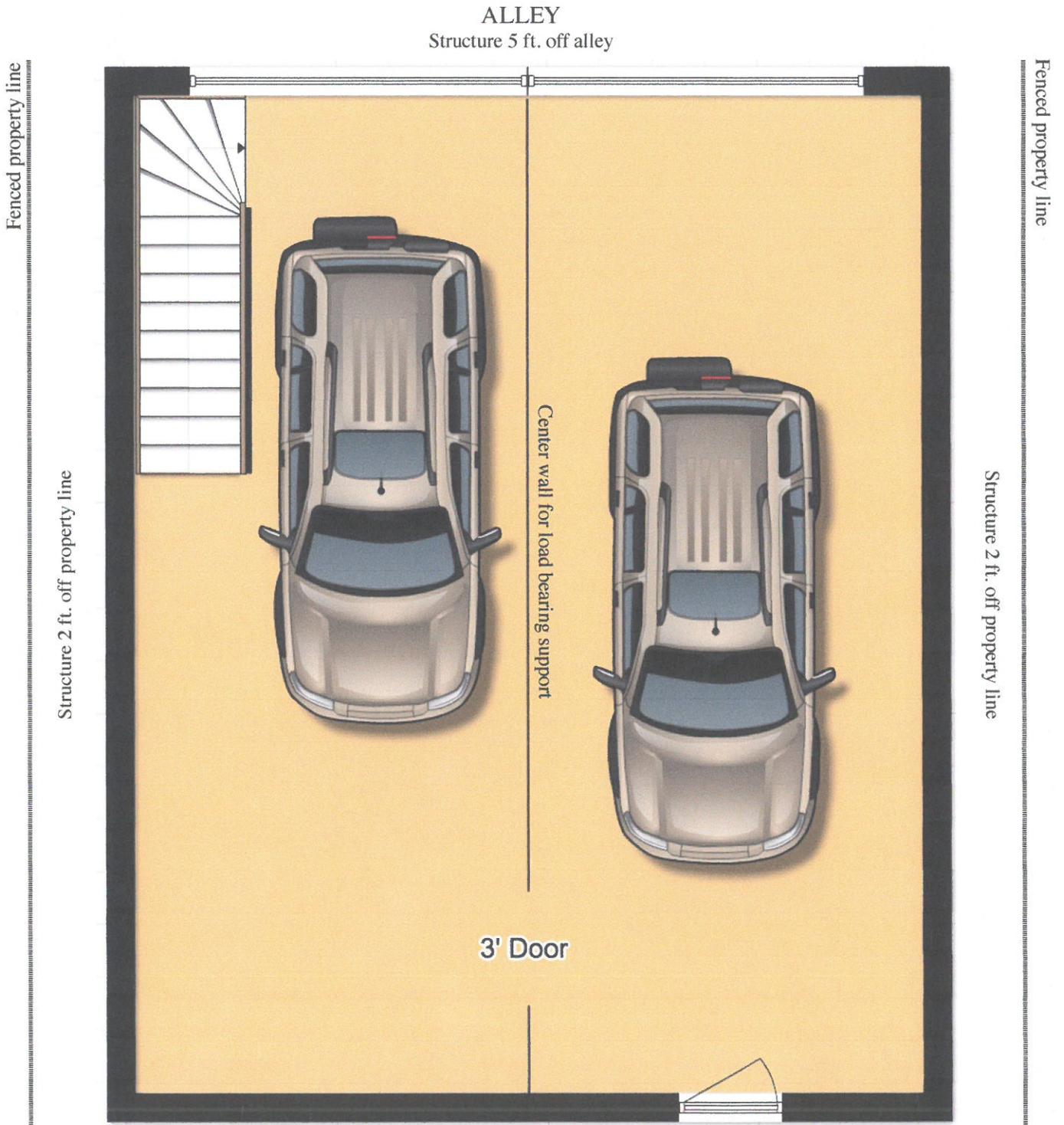
118 East Ormsby Avenue
Portland, Oregon 97214
Cell: 502-558-1117
Fax: 502-558-1117

Site Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117
2nd Floor Apartment 24x30 w/ small balcony



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Floor Plan for 118 East Ormsby Avenue
Property Owner: Coury Deeb
Cell: 502-558-1117
Floor Plan - Garage 24x30



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Floor Plan for 118 East Ormsby Avenue

Property Owner: Coury Deeb

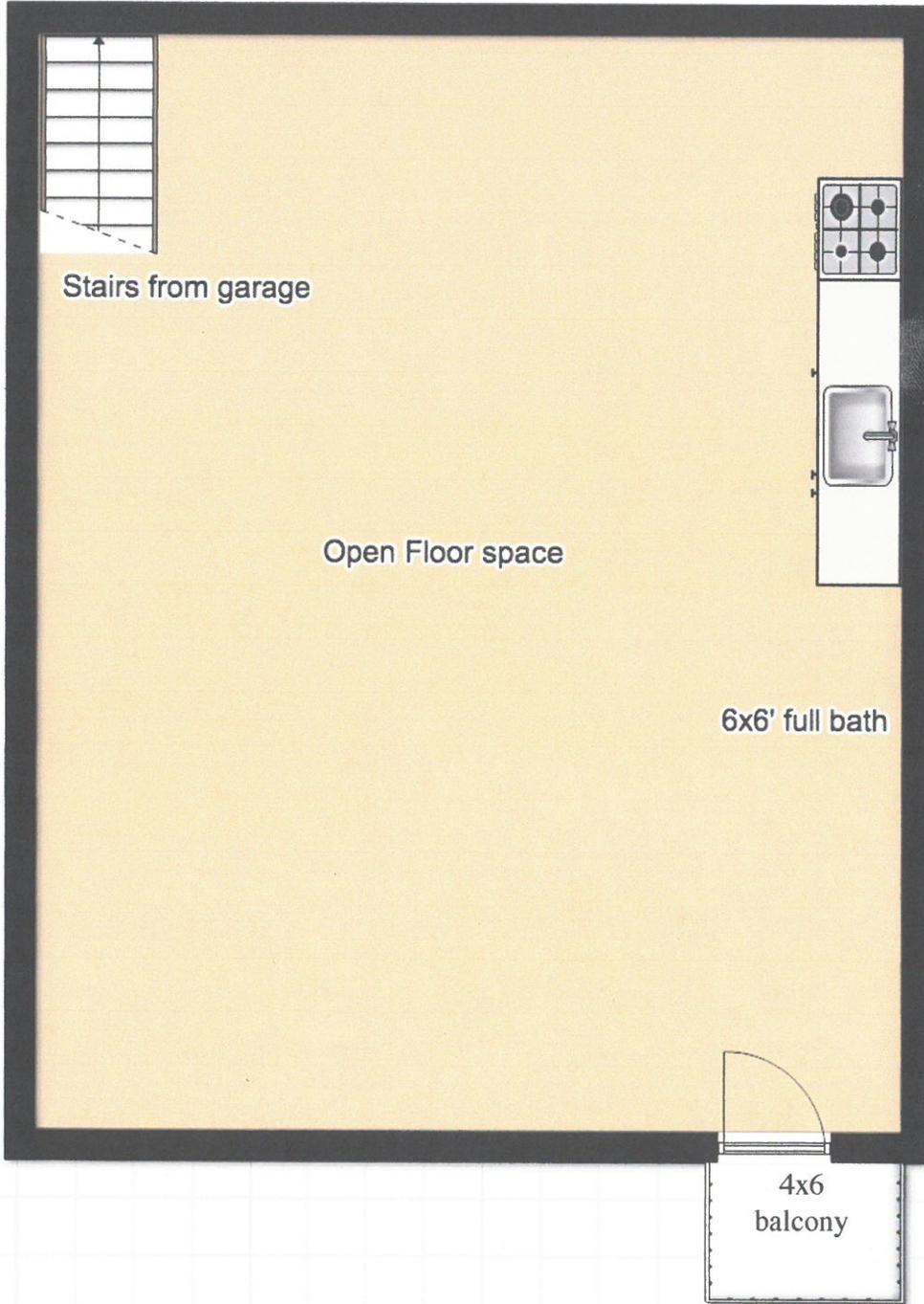
Cell: 502-558-1117

Floor Plan - 2nd Floor Apartment 24x30 w/ smal balcony

ALLEY
Structure 5 ft. off alley

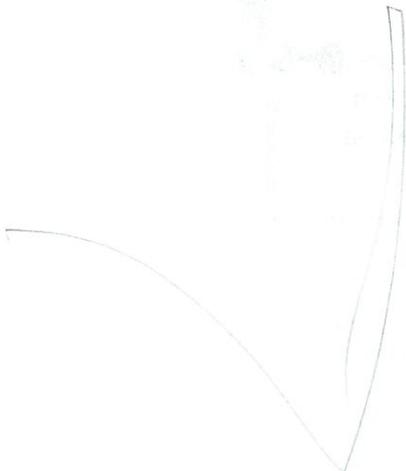
Fenced property line

Structure 2 ft. off property line



Fenced property line

Structure 2 ft. off property line



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Corporate Headquarters
P.O. Box 2289/40201
227 East Lee Street
Louisville, KY 40208
Phone: 502/637-1401
Fax: 502/635-0551
1-800-937-1401

Q0078

B1553

Updated: 03/02/15

Sold To: 812-280-7194
RAW100
RAW GEN CONTR INC
1520 OLD POTTERS
CLARKSVILLE, IN 47129

SHIP TO:
RAW1001
RAW GEN CONTR INC 01
GENERAL ACCOUNT
CLARKSVILLE, IN 47129

Sales: 5
Quote #: 03/02/15
Created: 03/02/15
Time: 08:10
Page: 1

Case No. RAW1001 Cust. Reference DSB/GAR-DECK Quotation Expires 03/09/15 Sales Person JOHN BLACKBURN

Ln Description	Qty Ord	U/M	Unit Price	U/M	Ext Price
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SECTION: 1 *****
SUBSECT: 1 *PBASE B1*

9 3-1/2X50' FORM SILL SEALER	5	RD			
116201					
5 2X4-12 #2 YP TREATED_S4S	4	PC			
152116					
7 2X4-16 #2 YP TREATED_S4S	8	PC			
152191					
8 2X4-12 #2RSTN S/P/F_KD_S4S	25	PC			
147027					
9 2X4-16 #2RSTN S/P/F_KD_S4S	28	PC			
147043					
10 1-3/4X11-7/8 MICROLAN-LVL 2.0E	40	LF			
158164					
4/10					
11 2X10-14 #2 YELW PINE_S4S_10S1F	4	PC			
148938					
12 2X4-10 #2RSTN S/P/F_KD_S4S	160	PC			
147019					
13 4X8-7/16 OSB WATER_BOARD	36	PC			
133472					
14 5X6-16 #2 YP TREATED_S4S	4	PC			
154254					
15 2X12-20 #2 YP TREATED_S4S	3	PC			
155512					

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MATERIAL LIST



K-I Lumber & Building Materials

Corporate Headquarters
P.O. Box 2289/40201
227 East Lee Street
Louisville, KY 40208
Phone: 502/637-1401
Fax: 502/635-0551
1-800-937-1401

QUOTE

91693

Sold To: 813-280-7194
R&M GEN CONTR INC
1620 OLD POTTERS

Ship To:
R&M GEN CONTR INC 01
GENERAL ACCOUNT

Quote #:
Created: 03/02/15
Time: 08:10
Page: 3

CLARKSVILLE, IN 47129

CLARKSVILLE, IN 47129

Updated: 03/02/15

Sales: 5

Cust No: R&M1001
Cust. Reference: DEER/GAR-DECK
Quotation Expires: 03/09/15
Sales Person: JOHN BLACKBURN

In Description: Qty Ord U/M Unit Price U/M Ext Price

29	2X4-16 #2&BTR S/P/F_KD_S4S	30	PC		
	147043				
30	2X4-12 #2&BTR S/P/F_KD_S4S	15	PC		
	147027				
31	2X10-14 #2 YELLOW PINE_S4S_1050P	6	PC		
	149635				
32	4X8-7/16 OSB WAFER_BOARD	28	PC		
	133472				
33	10'X150' DOM WEATHERMATE HOUSE WRAP	1	RL		
	117906				
34	9'X150' DOM WEATHERMATE HOUSE WRAP	1	RL		
	117902				
35	2X6-12 #2&BTR S/P/F_KD_S4S	24	PC		
	147225				
36	2X6-16 #2&BTR S/P/F_KD_S4S	4	PC		
	147241				
37	1-3/4X3-1/4 MICROLAM DTL BEAM	24	LP		
	2.0E				
	159152				
38	2X8-16 #2 YELLOW PINE_S4S_1200F	2	PC		
	149445				
39	2X6-10 #2&BTR S/P/F_KD_S4S	36	PC		
	147217				

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Corporate Headquarters
 P.O. Box 2289/0201
 227 East Lee Street
 Louisville, KY 40208
 Phone: 502/937-1401
 Fax: 502/937-0551
 1-800-937-1401

QUOTE

81683

Updated: 03/02/15

Sold To: R&M 100 812-280-7194
 R&M GEN CONTR INC
 1620 OLD POTTERS
 CLARKSVILLE, IN 47129

SHIP TO: R&M 10001
 R&M GEN CONTR INC 01
 GENERAL ACCOUNT
 CLARKSVILLE, IN 47129

Quote #: 03/02/15
 Created: 03/02/15
 Time: 08:10
 Page: 4

Cust No: R&M10001
 Cust. Reference: DEER/GAR-DECK
 Quotation Expires: 03/09/15
 Sales Person: JOHN SACRUBAN

In Description	Qty Ord	U/M	Unit Price	V/M	Ext Price
40 2X4-12 #2STR S/P/F_KO_S4S	20	PC			
147027					
41 4X8-7/16 OSB WATER_BOARD	24	PC			
134772					
42 FELT 15# ASPHALT	2	RL			
110015					
43 1 INCH PLASTIC CAP NAIL (2000/CIN)	1	CIN			
121150					
44 2X6-16 #2STR S/P/F_KO_S4S	4	PC			
147241					
45 2X8-10 #2 YELLOW PINE_S4S1290F	6	PC			
149411					
46 TAMKO ELITE 25 YEAR 3-TAB RUSTIC BLACK SHINGLE	20	BDL			
110340					
47 #750 ROOF VENT SLACK	6	EA			
111009					
48 GRCR3DGL 1-1/4" COTL ROOFING NAIL FOR BOSTITCH & PASLOE	1	EA			
122511					
49 2-3/4X1"X10' SLACK DRIP_EDGE	11	BA			
111913					
Section: 1	Sub-Total				
	Estimate Sales Tax				
	Total				

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K-I Lumber & Building Materials

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227 East Lee Street
Louisville, KY 40208
Phone: 502/637-1401
Fax: 502/635-0551
1-800-937-1401

QUOTE

81693

SOLD TO:
RAM100
RAM GEN CONTR INC
1620 OLD FORTERS
CLARKSVILLE, IN 47129

SHIP TO:
RAM10001
RAM GEN CONTR INC 01
GENERAL ACCOUNT
CLARKSVILLE, IN 47129

Quote #: 03/02/15
Created: 03/02/15
Time: 08:10
Page: 5

Updated: 03/02/15

Cust No.	Cust. Reference	Quote Expires	Sales Person
RAM10001	DEEB/GAR-DECK	03/09/15	JOHN BLACKBURN

In Description	Qty	Ord	U/M	Unit Price	U/M	Ext Price
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Section: 2 *****
 Subsect: 1 *PHASE #2*

--EXTERIOR DOORS--
 54 3/0 6-FNL STDS 4 1 EA
 9/16"PS,DB,AS,US10B
 DOS030
 55 3/0 22X64 R&L BLIND 4 1 EA
 9/16"PS,DB,AS,US10B
 DOS030
 56 6/0 22X64 R&L BLIND 4 1 EA
 9/16"PS,DB,AS,US10B
 DOS030
 57 #16 HD GALV CASING 1# 1 CTN
 121815
 58 1-1/2 CEDAR SHIM PAK (42 1 BDL
 PC/BUNDLE)
 138202
 59 GEOCEL PROFLIX CLEAR 10.5 OZ 2 EA
 CAULK
 119034

Sub-Total 119034
 Estimate Sales Tax
 Total

Section: 3 *****

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K-I Lumber & Building Materials

Corporate Headquarters
P.O. Box 2289/40201
227 East Lee Street
Louisville, KY 40208
Phone: 502/637-1401
Fax: 502/635-0551
1-800-937-1401

QUOTE

Email: Corrydick@smallicom

81693

Updated: 03/02/15

Sold To: 812-280-7124
R&M100
R&M GEN CONTR INC
1820 OLD PORTERS

SHIP TO:
R&M10001
R&M GEN CONTR INC 01
GENERAL ACCOUNT

Quote #: _____
Created: 03/02/15
Time: 08:10
Page: 5

CLARKSVILLE, IN 47129

CLARKSVILLE, IN 47129

Cust No. R&M10001
Cust. Reference DEES/GAR-DECK

Operation Expires 03/09/15

Sales Person JOHN BLACKBURN

Ln Description	Qty Ord	U/M	Unit Price	U/M	Ext Price
----------------	---------	-----	------------	-----	-----------

Subject: 1 *PHASE #3*

--WINDOWS--
FIELD-WEN DR VINYL GRG WRITE

59 3050 TRIM

2 EA

66 3050 SINGLE

2 EA

Section: 3
SUB-TOTAL
Estimate Sales Tax
TOTAL

Approved By: _____

Date: _____

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K-I Lumber & Building Materials

Corporate Headquarters
 P.O. Box 2289/40201
 227 East Lee Street
 Louisville, KY 40208
 Phone: 502/637-1401
 Fax: 502/635-0551
 1-800-937-1401

QUOTE

91693

SOLD TO:
 R&M 100 613-280-7134
 R&M GEN CONTR INC
 1620 OLD FOLTERS

SHIP TO:
 R&M 10001
 R&M GEN CONTR INC 01
 GENERAL ACCOUNT

Updated: 03/02/15
 Sac1: 5
 Quote #: 3
 Created: 03/02/15
 Time: 08:10
 Page: 2

CLARKSVILLE, IN 47129

CLARKSVILLE, IN 47129

Cust No. R&M10001
 Cust. Reference DEEP/GAR-DECK
 Quotation Expires 03/09/15
 Sales Person JOHN BLACKBURN

Ln	Description	Qty Ord	U/M	Unit Price	U/M	Ext Price
16	2X12-16 #2 YP TREATED_S4S	3	PC			
	153495					
17	1X8-12 #2 YP TREATED_S4S	4	PC			
	151524					
18	2X4-15 #2 YP TREATED_S4S	8	PC			
	152291					
19	2X6-16 #2 YP TREATED_S4S	4	PC			
	152498					
20	2X2-42' #1 TRTD BLSTR BV_1_END	60	EA			
	144920					
21	2X10-16 #1 YELLOW PINE_1300F	8	PC			
	150641					
22	2X10-12 #2 YELW PINE_S4S_1050F	50	PC			
	149627					
23	17X20 METAL BRIDGING	200	EA			
	135030					
24	4X8-3/4 OSB WAFER_BOARD TKG	24	PC			
	133522					
25	17TBOND 5492 SUERFLOOR	8	EA			
	ADDRESSIVE 2802					
	119015					
26	2X6-12 #2&STR S/P/F_S4S	36	PC			
	147225					
27	4X8-7/16 OSB WAFER_BOARD	10	PC			
	133472					
28	2X4 92-5/8" STUD GRADE S/P/F	180	PC			
	142224					

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MATERIAL LIST



We are planning on going with a similar structure to the one above.

Differences:

- The 2nd floor will span all the way across the back over the garage doors.
- We plan on having a very small balcony (about 4x6).

All of the other exterior and interior material details can be found below on other sheets.

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