



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1289 Intake Staff: KP

Date: 11/14/18 Fee: No 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: Replace rotting (wood) retaining wall with limestone retaining wall (less than 3' in height)

Project Address / Parcel ID: 2128 Edgeland Ave: 10-077A-0018-0000

Deed Book(s) / Page Numbers²: Book 11105, Page 71-73

Total Acres: 0.1337

Project Cost: \$3,257.02 PVA Assessed Value: \$350,620

Existing Square Feet: 3,072 New Construction Square Feet: N/A Height (ft.): N/A Stories: N/A

Project Description (use additional sheets if needed):

The existing retaining wall had been constructed using railroad ties which had begun to deteriorate. (see "Exhibit A" for photo with prior wood wall)

The wood retaining wall has been removed and the materials properly disposed. From a survey of houses on the same blocks on Edgeland Ave (2000 through 2100 block) 13 other properties retaining walls of varying heights from over one foot up to five feet, all of which are made from stone or concrete brick. (see "Exhibit B" for photos of other houses on same block)

Without knowing that a Certificate of Appropriateness was required for the replacement of an existing retaining wall, the new stone was constructed by "Third Day Landscaping and Housekeeping". (see "Exhibit C" for a copy of their estimate) Work was largely completed aside, but final touches were stopped when they were instructed to stop and obtain the Certificate of Appropriateness. (see "Exhibit D" for a photo of the current state of the new stone wall.

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Contact Information:

Owner: ☒ Check if primary contact

Applicant: ☐ Check if primary contact

Name: LARJ Revocable Trust

Name: Same as owner

Company: J. Raymon & L. Hajek, co-trustees

Company: _____

Address: 2128 Edgeland Ave.

Address: _____

City: Louisville State: KY Zip: 40204

City: _____ State: _____ Zip: _____

Primary Phone: 502-219-2773

Primary Phone: _____

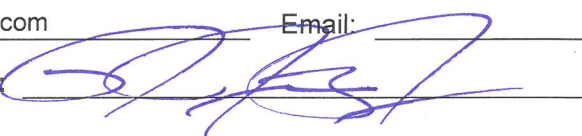
Alternate Phone: 502-588-4110 (office)

Alternate Phone: _____

Email: jonathan.raymon@me.com

Email: _____

Owner Signature (required):



Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: N/A

Name: Same as owner

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

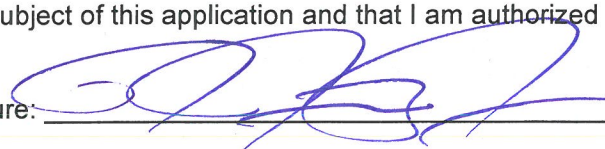
Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, R Jonathan Raymon, in my capacity as Co-Trustee, hereby
representative/authorized agent/other

certify that LARJ Revocable 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: _____



Date: 11/14/18

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.

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)

- N/A
- ☐ 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

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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.

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 <http://www.louisvilleky.gov/PlanningDesign>.

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:

<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

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:

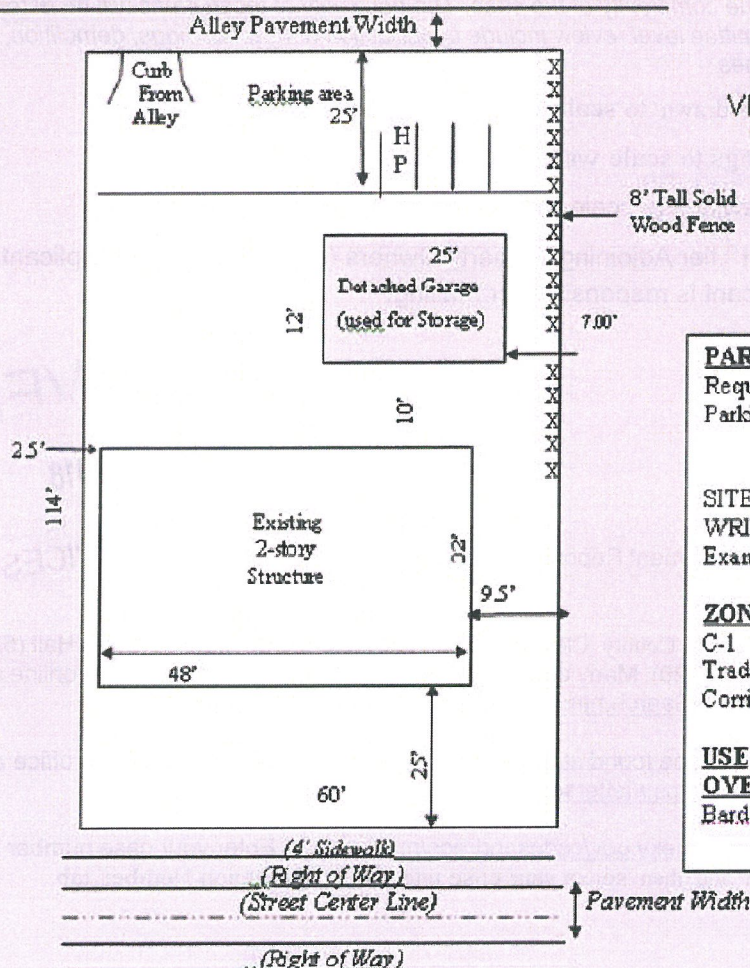
<http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm>

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Sample Site Plan



VICINITY MAP
(NOT TO SCALE)

8' Tall Solid
Wood Fence

PARKING SUMMARY

Required Parking Spaces- 4
Parking Spaces -3
1 Handicap

SITE ADDRESS
WRITTEN SCALE
Example: 1" = 20'

ZONING

C-1
Traditional Marketplace
Corridor

USE - Clothing Store
OVERLAY DISTRICT -
Bardstown Rd/Baxter Ave

Exhibit A



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Exhibit B



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Third Day Landscaping and Housekeeping
2220 Dorothy Ave
Louisville, KY 40205
daynumberthree@gmail.com

Exhibit C

ESTIMATE

ADDRESS

Laurel Hajek
2128 Edgeland Ave
Louisville, KY

ESTIMATE # 1082

DATE 09/11/2018

SERVICE	QTY	RATE	AMOUNT
labor Cut down and dispose of tree in the front	1	150.00	150.00T
labor Remove euonymus shrubs on front hill and clean up all front hillside beds, plant 100 liriopie plants, put down pine straw as mulch, transplant euonymus from front hillside to narrow area between garage and fence THIS INCLUDES ALL LABOR AND PRODUCT	1	840.00	840.00T
labor Add 2 tons of topsoil to back yard, put grass seed down, put down straw THIS COST INCLUDES LABOR AND PRODUCT	1	590.00	590.00T
labor Clear fence line, pick axe big stump in back, add 20 bags compost and 20 bags pine fines, Put in 3 Mohawk viburnum, 1 Oakleaf hydrangea, 6 limelight hydrangea, 3 mountain laurels, Transplant 15 hostas, 6 astilbe, 6 coral bell, transplant anemone and hydrangea from front bed to backyard; mulch all beds THIS COST INCLUDES LABOR AND PRODUCT	1	2,267.30	2,267.30T
labor Clean up upper front bed, (planting herbs: I do think that this part should be done in the spring due to many more herbs being available then. I would be able to get a much better idea of the cost then.)	1	120.00	120.00T
labor Remove railroad ties and dispose of (this is more costly than general disposal because they have to be disposed of as hazardous material); add rebar to hold dirt to keep it from falling; dig one foot trench to add gravel and sand to base; use Rosetta Stone Belvedere limestone to build wall with belvedere limestone coping THIS COST INCLUDES LABOR AND PRODUCT	1	3,257.02	3,257.02T

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I deducted the cost of the Hostas, reduced the cost for topsoil, added cost for large stump in backyard, added cost for the fence line to be

SUBTOTAL
TAX (6%)

7,224.32
433.46

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Exhibit D



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Land Development Report

November 14, 2018 12:03 PM

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

Location

Parcel ID: 077A00180000
Parcel LRSN: 90414
Address: 2128 EDGELAND AVE

Zoning

Zoning: R5B
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: BARRINGER LAND CO SUBDIVISON
Plat Book - Page: 02-272
Related Cases: B-108-03

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: 21111C0043E
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
Drainage Credit Program: CSO127 - Project(s) Value between \$.04 - \$1.5

Services

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

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