



Louisville-Jefferson County Metro Government

PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: <https://louisvilleky.gov/government/planning-design>

Certificate of Appropriateness Application

Case Number: 21-COA-0017

Submittal Date: 02/05/2021

Intake Staff: Priscilla
Bowman

Application Information

Primary Address: 218 W OAK ST, LOUISVILLE, KY 40203
Primary Parcel Id: 032B01400000
Project Description: a certificate of appropriateness to construct a retaining wall and fence around around property, and to replace windows, on .0616 acres.
Project Name: Old Louisville- Retaining Wall

GENERAL INFORMATION

| | |
|--|----------------|
| Acres | .0616 |
| Dwelling Units | 0 |
| Historic Preservation District | OLD LOUISVILLE |
| New Building Square Feet | 0 |
| Number of Meeting Notification Postcards | 0 |
| PVA Assessed Value | 105000 |
| Project Cost | 10000 |
| Rooms | 0 |

GIS INFORMATION

| | |
|----------------------------|--------------------------|
| Council District | 6 |
| Current Subdivision Name | NONE |
| Fire Protection District | CITY OF LOUISVILLE |
| Form District | TRADITIONAL NEIGHBORHOOD |
| Historic Site | NO |
| Municipality | LOUISVILLE |
| National Register District | OLD LOUISVILLE |

| | |
|------------------------------------|------|
| Overlay District | NONE |
| Plan Certain | NONE |
| Plat Book - Page | NONE |
| System Development District | NO |
| Zoning Code | TNZD |

Owner Information

Name: KERSTETTER, DAVID M
Address: 1144 DOVE RD, LOUISVILLE, KY 40213-1312

Contact Information

Type: Applicant
Name: Joseph Pierson
Address: 2309 Mohican Hill Court
Louisville KY 40207
Phone: 5178627333
Email: JPierson@PinionAdvisors.com

Owner Certification Statement

Application Submitted By:

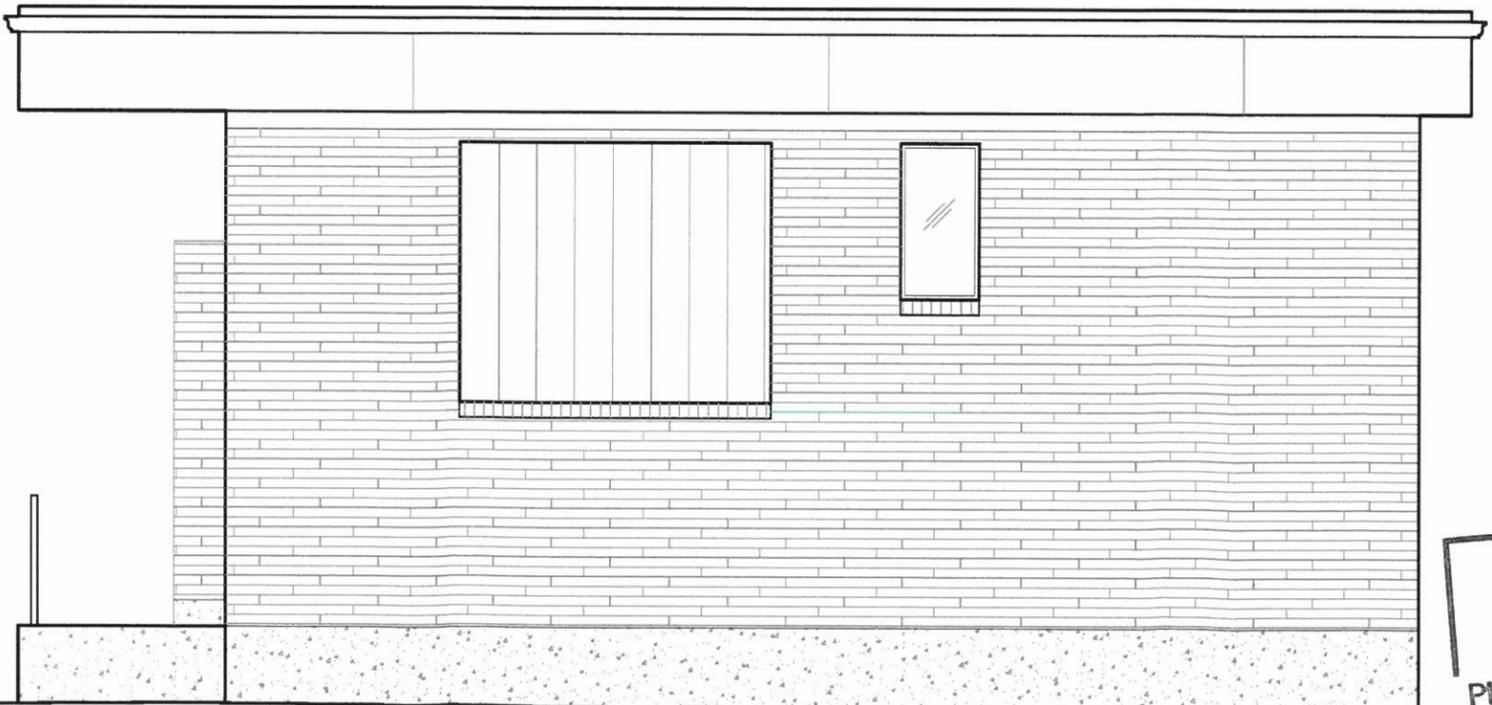
I hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. I understand that knowingly providing false information on this application may result in any action taken hereon being declared 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.

1201 S. 3RD STREET
218 WEST OAK STREET

218 West Oak Street
Louisville, Kentucky



2 South Facade - Proposed
Scale: NA



1 South Facade - Existing
Scale: NA

Scale:
NA

South Elevation
Existing & Proposed

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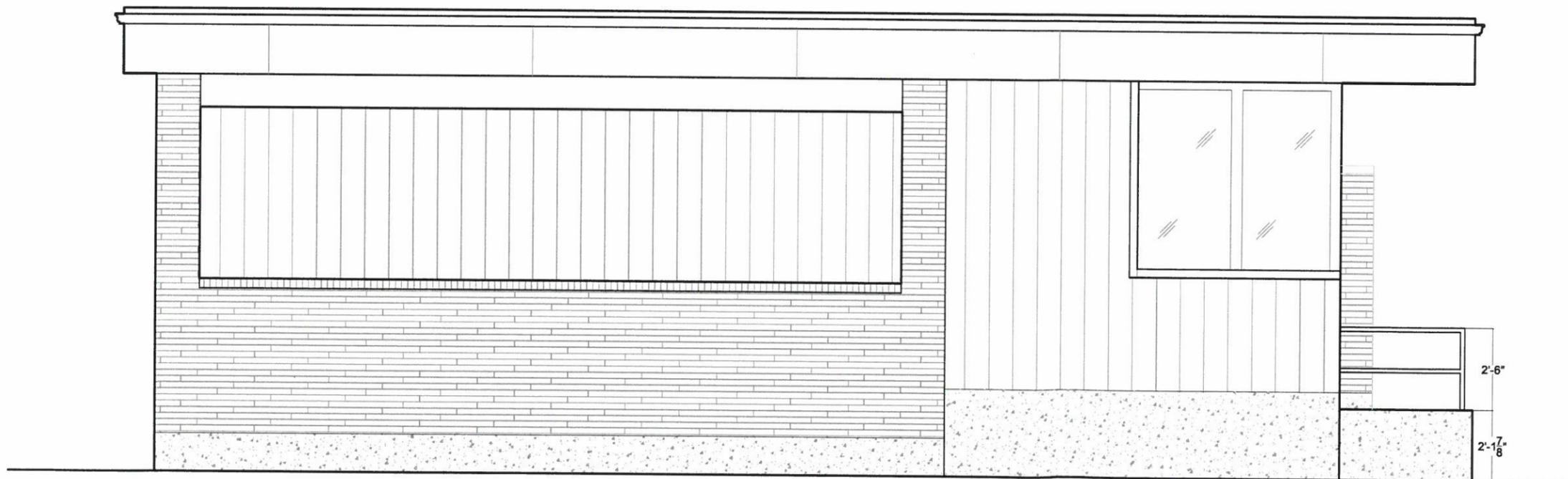
Drawings not for construction. Dimensions taken from publicly available data and photographs. Drawing contains material copyrighted by 3rd Parties.

21 - COA - 0017

218 West Oak Street
Louisville, Kentucky



2 East Facade - Proposed
Scale: NA



1 East Facade - Existing
Scale: NA

Scale:
NA

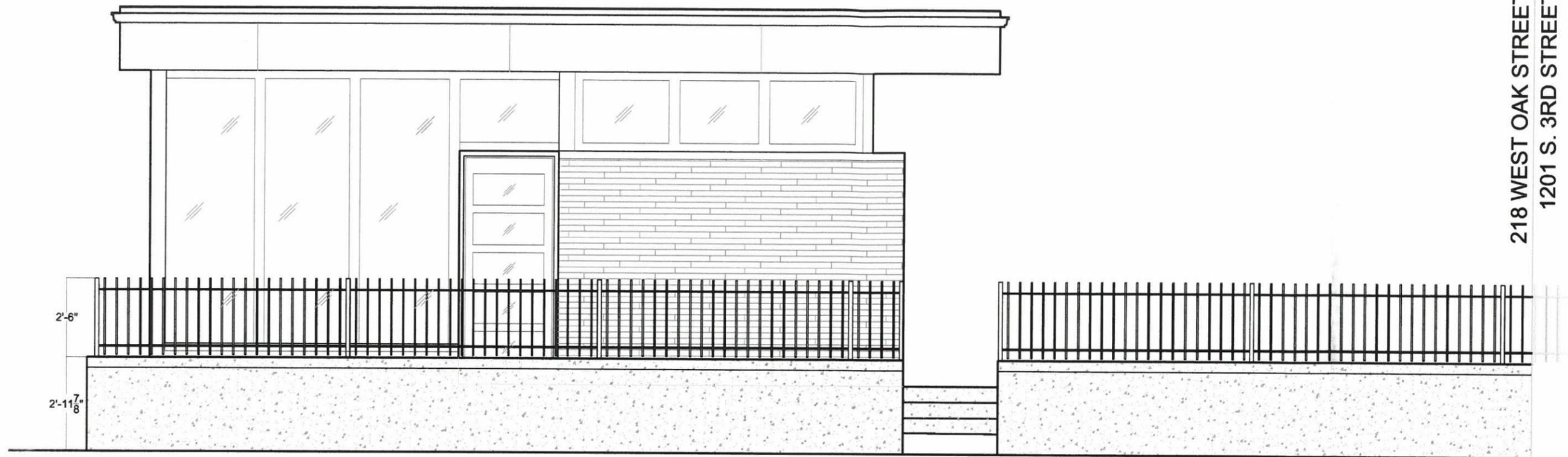
East Elevation
Existing & Proposed

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2 North Facade - Proposed
Scale: NA



1 North Facade - Existing
Scale: NA

218 West Oak Street
Louisville, Kentucky

Scale:
NA

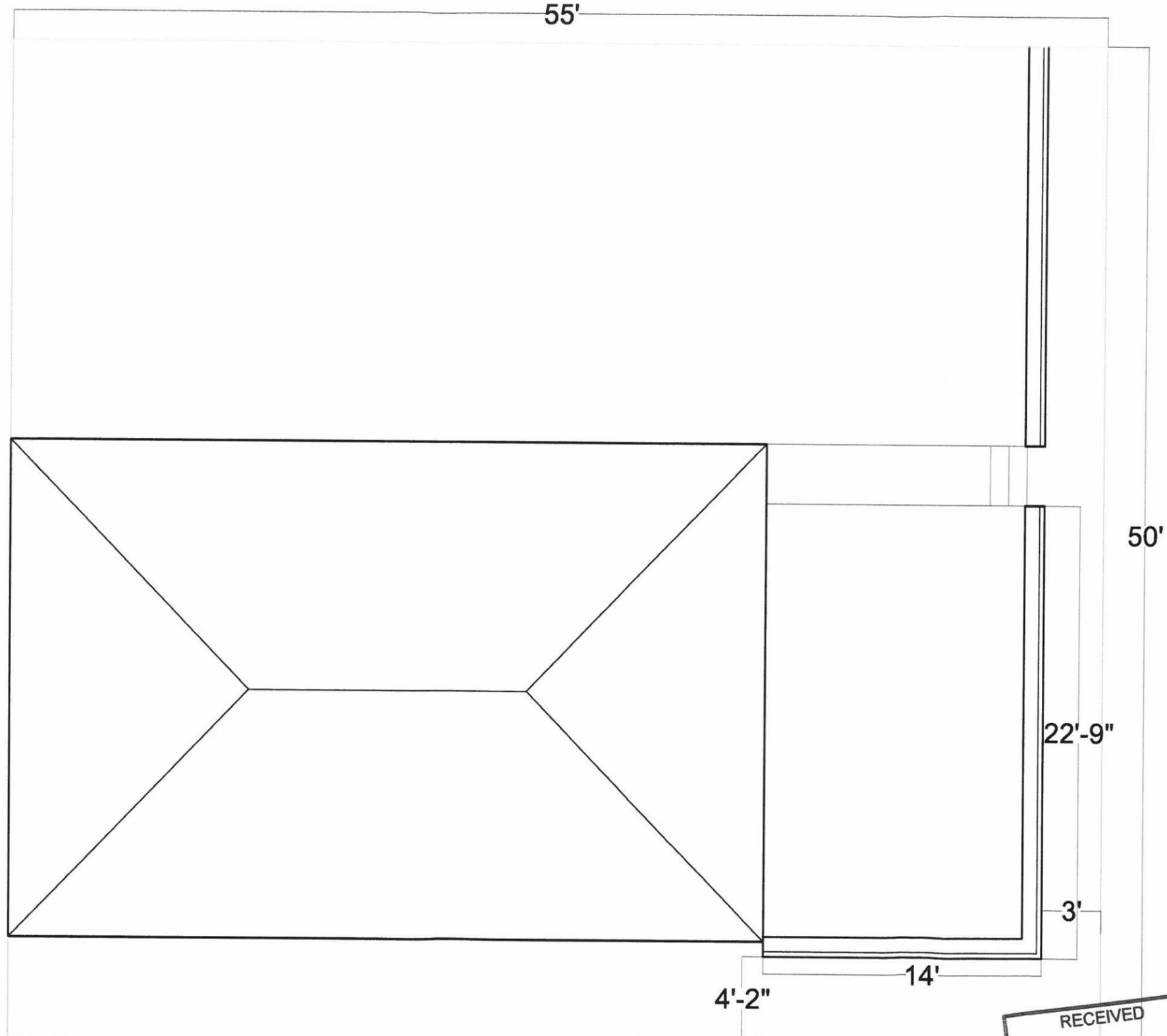
North Elevation
Existing & Proposed

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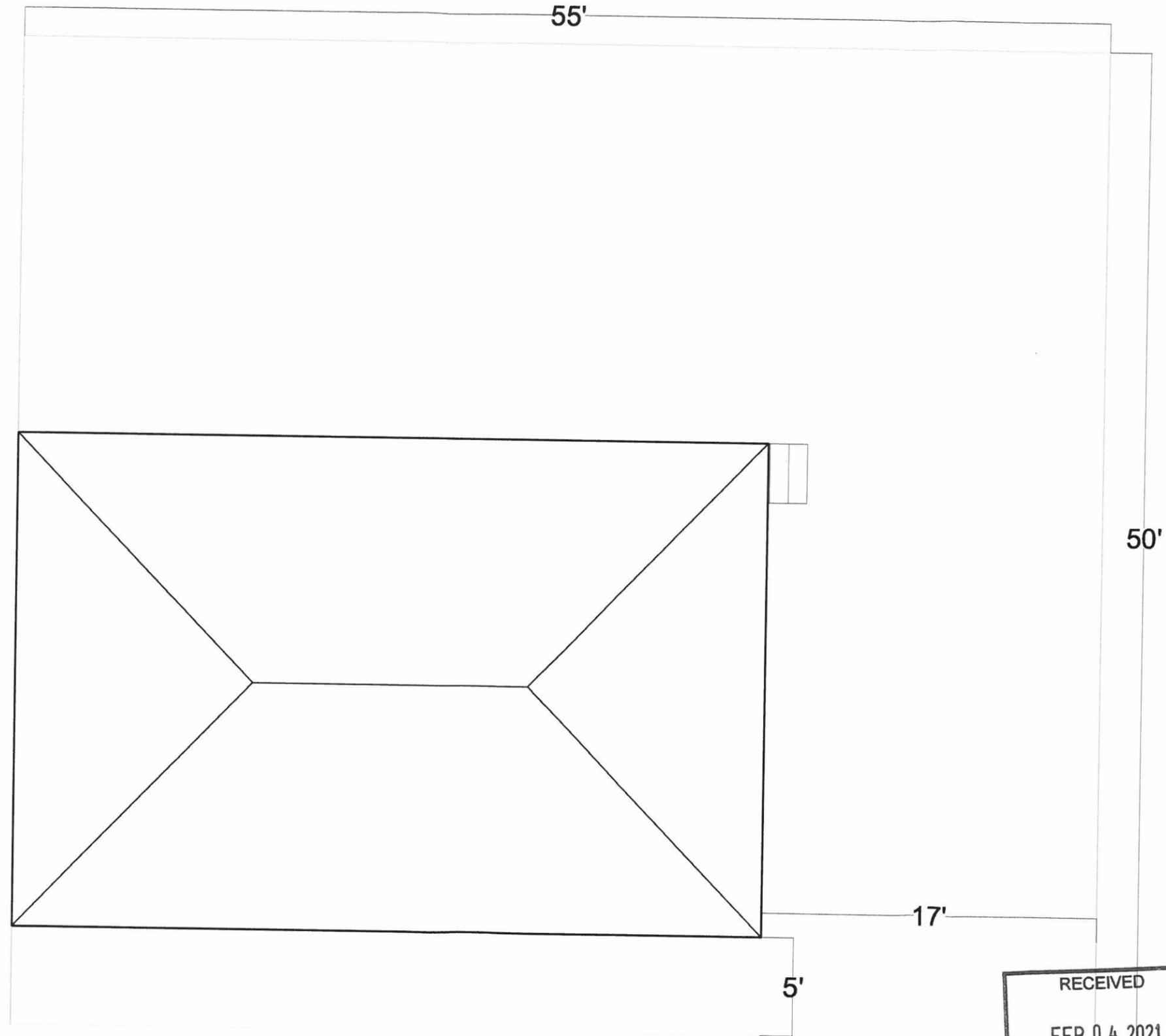
218 West Oak Street
Louisville, Kentucky

Scale:
NA

Proposed
Site Plan

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Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21 - COA - 0017 Intake Staff: PB

Date: 02 / 05 / 2021 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)

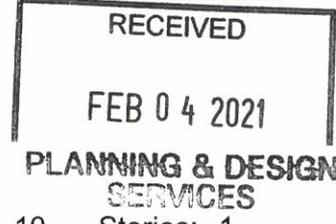
Project Name: 218 West Oak Street

Project Address / Parcel ID: 218 West Oak Street, Louisville, KY 40203 / 032B01400000

Total Acres: .0616

Project Cost (exterior only): 10,000 PVA Assessed Value: \$105,000

Existing Sq Ft: 600 New Construction Sq Ft: 0 Height (Ft): 10 Stories: 1



Project Description (use additional sheets if needed):

A new retaining wall will be constructed along the sidewalk to restore the original height of the lot. The retaining wall will extend around the entire perimeter of the property, to the sidewalk on the north and to the alley on the east. The area inside the retaining wall will be filled with dirt and grass will be planted. A small step and sidewalk will lead to the front door. The existing off-street parking will be removed.

On top of the new retaining wall will be a typical wrought iron fence, typical of the neighborhood. Example fences have been included as well as reflected on the drawings.

The existing windows are not the original windows. They are much shorter versions of the original windows. The existing windows will be removed and replaced with full height windows, which are more appropriate to the architecture of the building. The boarded windows along the alley will be replaced with new windows fully filling the existing original opening.

At the rear of the building, where a large window was originally located and is now boarded, a new door will be installed.

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Joseph Impellizzeri

Name: Joseph Impellizzeri

Company: OL1201 TEL5025265276 LLC

Company: OL1201 TEL5025265276 LLC

Address: 239 S. 5th Street, Ste 1021

Address: 239 S. 5th Street, Ste 1021

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40202

Primary Phone: (502) 996-2272

Primary Phone: (502) 996-2272

Alternate Phone: _____

Alternate Phone: _____

Email: JosephImpellizzeri@gmail.com

Email: JosephImpellizzeri@gmail.com

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Joseph C. Pierson

Company: _____

Company: Pinion Advisors

Address: _____

Address: 2309 Mohican Hill Court

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40207

Primary Phone: _____

Primary Phone: (517) 862-7333

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: JPierson@PinionAdvisors.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, Joseph Impellizzeri, in my capacity as Authorized Agent, hereby *representative/authorized agent/other*

certify that OL1201 TEL5025265276 LLC 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: Feb 3, 2021

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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Land Development Report

January 29, 2021 2:08 PM

About LDC

Location

Parcel ID: 032B01400000
Parcel LRSN: 8004554
Address: 218 W OAK ST

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: YES
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: 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

Services

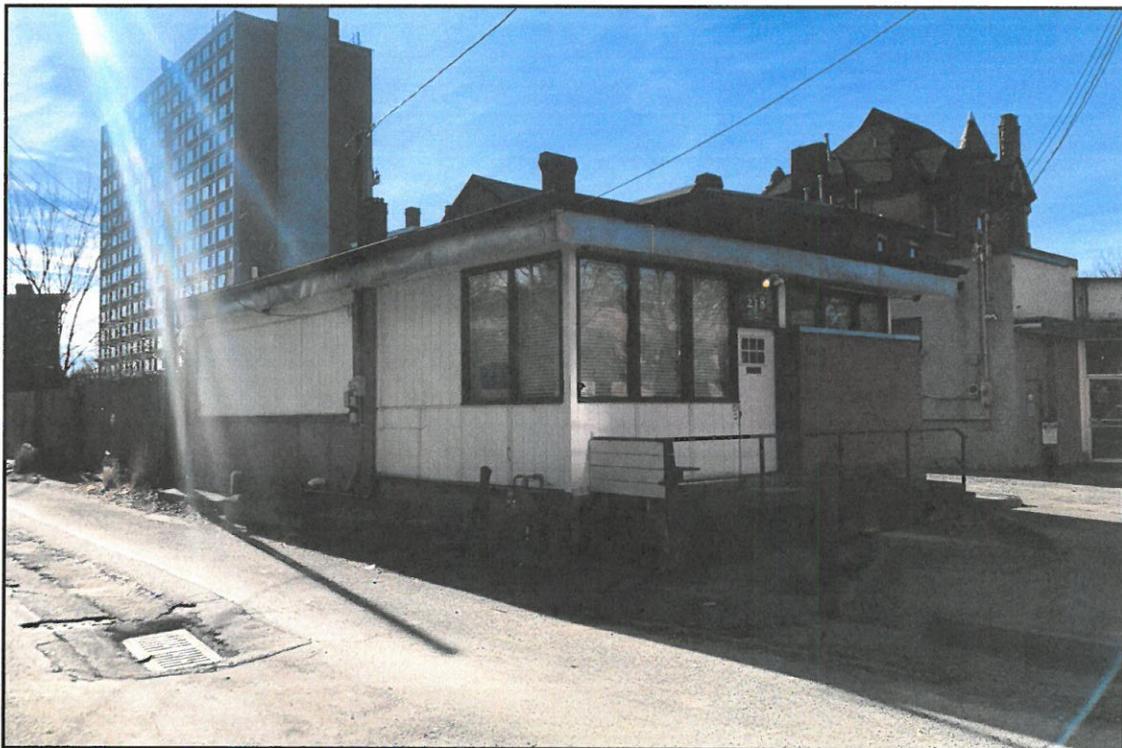
Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #2
Urban Service District: YES



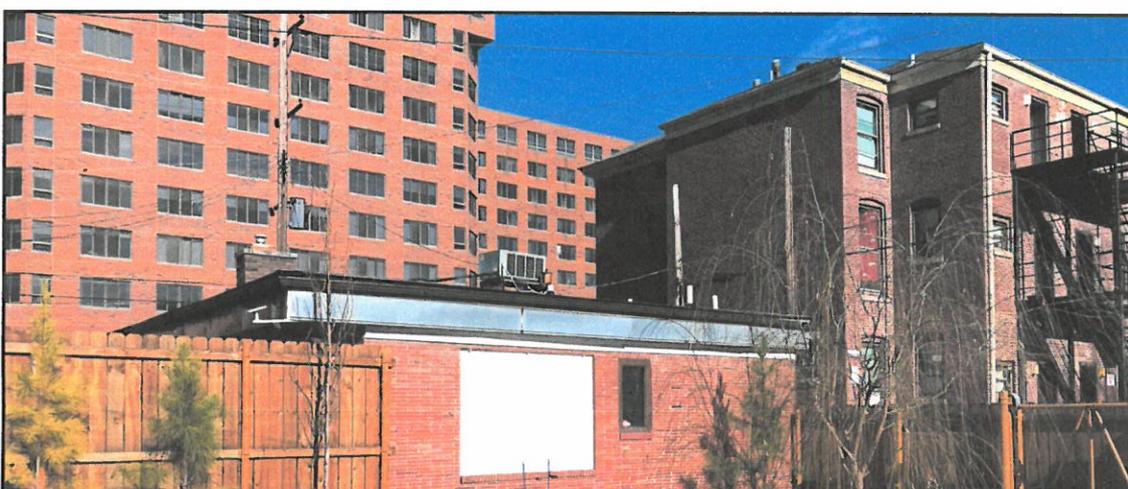
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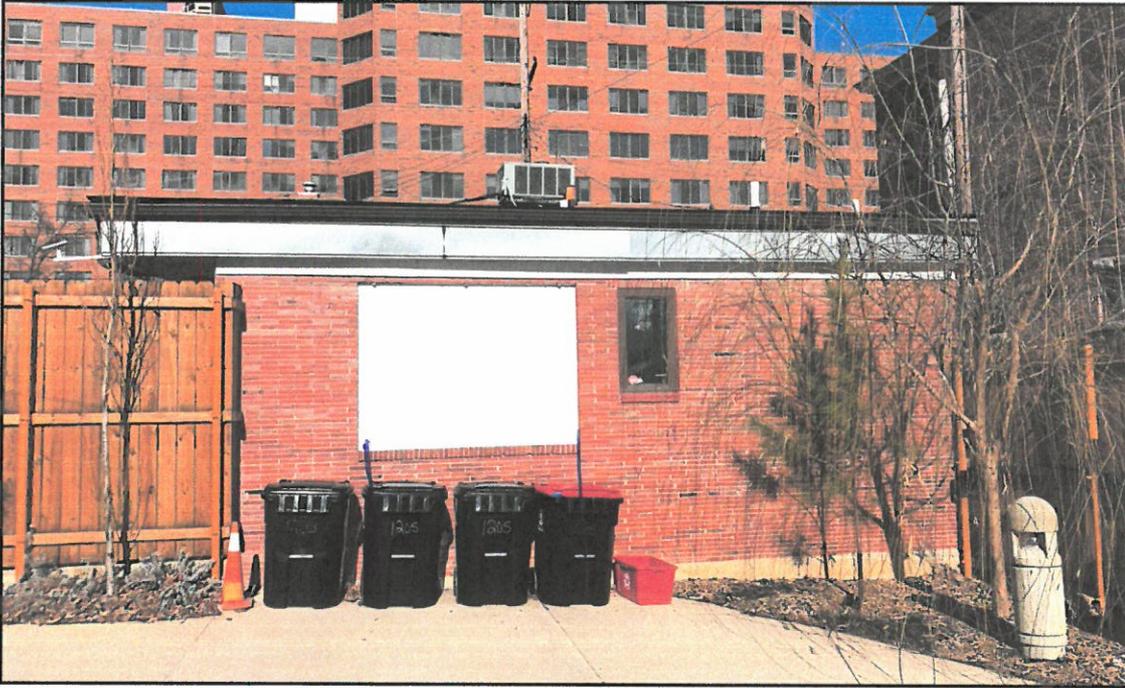
View of the north and west facades of the building, facing southeast from the sidewalk.



View of the north and east facades of the building, facing southwest from the sidewalk.



View of the south facade of the building, facing northeast from the neighboring yard.



View of the south facade of the building, facing north from the neighboring yard.



View of the north facade of the building as well as the sidewalk and parking area, facing east from the sidewalk.