



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1297 Intake Staff: HP

Date: 11/21/18 Fee: N/A

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: BUTCHERTOWN CONDOMINIUMS
1043, 1045, 1049 + 1051 E. WASHINGTON STREET
Project Address / Parcel ID: 019G01290000, 019G01280000, 019G01260000, 019G02150000
Deed Book(s) / Page Numbers²: BOOK 10364, Pg #148; BOOK 10888, Pg #170
Total Acres: .4739
Project Cost: ≈ \$2.8M PVA Assessed Value: _____
Existing Square Feet: N/A New Construction Square Feet: \$12000[#] Height (ft.): 35' Stories: 3

Project Description (use additional sheets if needed):

NEW 3 STORY STRUCTURE WITH 5 DWELLING UNITS
PBR FLOOR

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Contact Information:

Owner: ☐ Check if primary contact

Name: JOSEPH BROWN
TODD ROMAN

Company: _____

Address: 2101 Elders Ct

City: Blount State: TN Zip: 37027

Primary Phone: 615 474 9269

Alternate Phone: 615 496 6666

Email: Joe.L.Brown@aol.com

Owner Signature (required): Joe Brown

Applicant: ☐ Check if primary contact

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Attorney: ☐ Check if primary contact

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Plan prepared by: ☒ Check if primary contact

Name: SCOTT KROMER

Company: STUDIO KROMER ARCHITECTS

Address: 1231 S. SHARBY ST.

City: LOU State: KY Zip: 40203

Primary Phone: (502) 499-1100 x2503

Alternate Phone: _____

Email: SCOTT@STUDIOKROMER.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 BROWN, in my capacity as OWNER, hereby
representative/authorized agent/other

certify that Joseph Brown 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: Joe Brown owner Date: 11/20/18

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.

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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.

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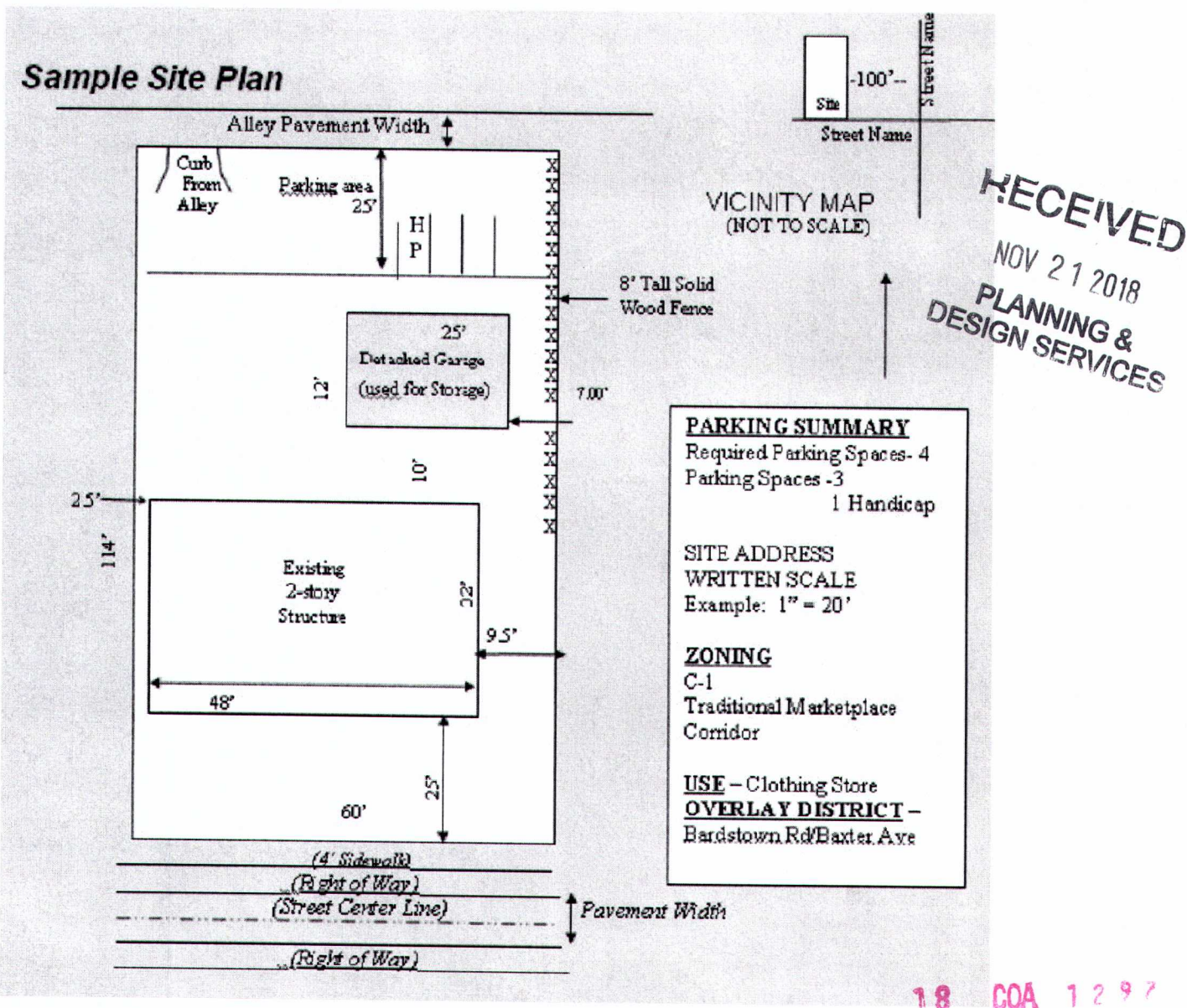
Submittal Instructions:

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

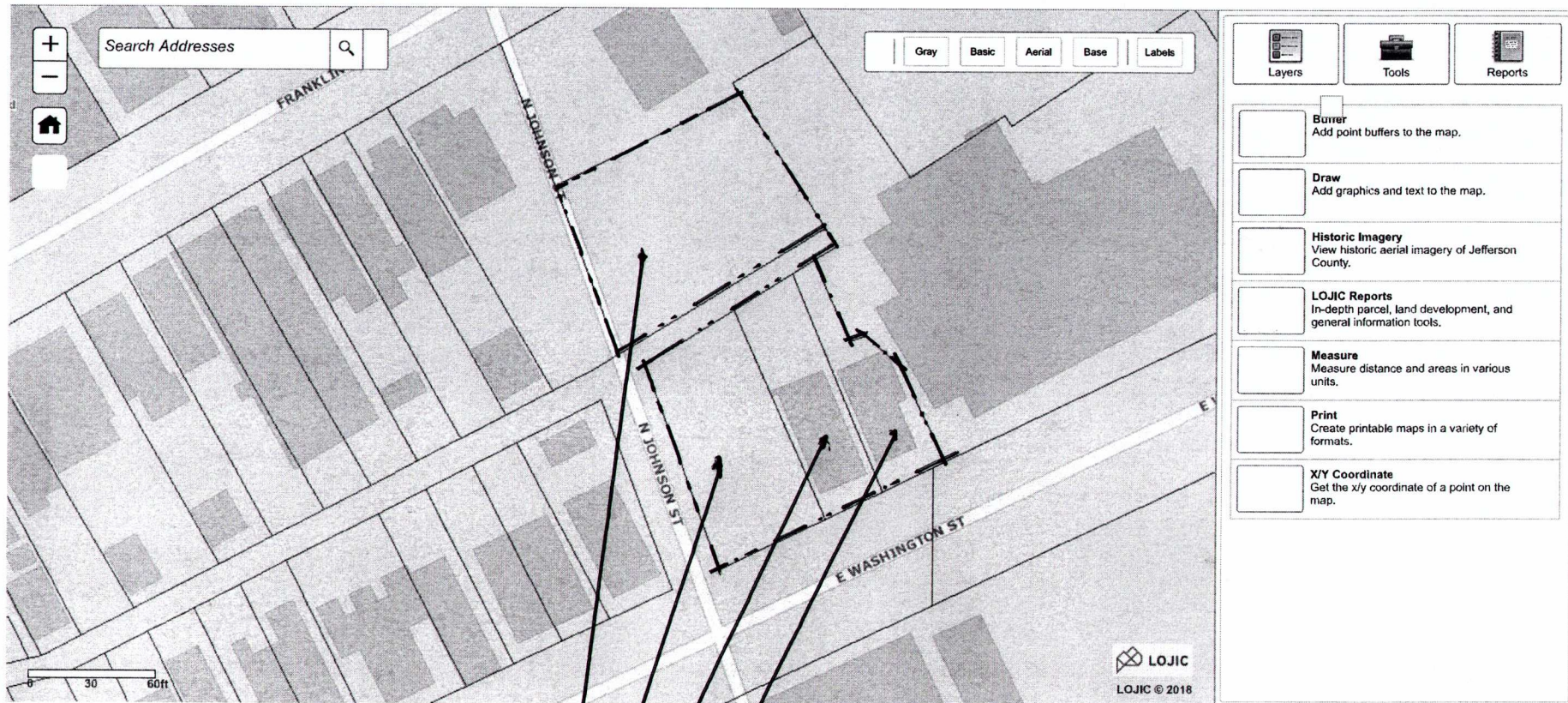
Definitions:

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>



A GIS Partnership to Meet the
Growing Needs of Louisville, KY



PARCEL I.D. 019G02150000

PARCEL I.D. 019G01260000

PARCEL I.D. 019G01280000

PARCEL I.D. 019G01290000

NOTE: ALL PROPERTIES ARE
CURRENTLY VACANT

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Land Development Report

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About LDC

Location

Parcel ID: 019G02150000
Parcel LRSN: 91043177
Address: NONE

Zoning

Zoning: CM, 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: BUTCHERTOWN, BUTCHERTOWN
National Register District: BUTCHERTOWN
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: 21111C0026E

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: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO020 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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About LDC

Location

Parcel ID: 019G01260000
Parcel LRSN: 47877
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R7
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: 9884
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: BUTCHERTOWN
National Register District: BUTCHERTOWN
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Enterprise Zone: YES
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About LDC

Location

Parcel ID: 019G01280000
Parcel LRSN: 47674
Address: 1049 E WASHINGTON 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: BUTCHERTOWN
National Register District: BUTCHERTOWN
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

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Surface Water (Approximate): NO

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Unstable Soil: NO

Geology

Karst Terrain: NO

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Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO020 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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Land Development Report

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About LDC

Location

Parcel ID: 019G01290000
Parcel LRSN: 47627
Address: 1051 E WASHINGTON 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: BUTCHERTOWN
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Urban Service District: YES

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Theodore D. & Maxine C. Palmer
3109 Shady Trace Court
Crestwood, KY 40014

James R. Harpe
1022 Franklin St.
Louisville, KY 40206

Dwayne Huff
9802 Kenmont Lane
Louisville, KY 40241

Edinger Brothers, LLC
1012 Story Avenue
Louisville, KY 40206

Story Avenue Corp.
1034 Story Avenue
Louisville, KY 40206

The Big Dee Co, Inc.
PO Box 1685
Louisville, KY 40201

Franklin Wenzel Properties, LLC
930 Geiger St.
Louisville, KY 40206

Shawn Dawson
1019 E. Washington St.
Louisville, KY 40206

Swift & Company
1770 Promontory Circle
Greeley, CO 80635

MCL Properties, LLC
9802 Kenmont Lane
Louisville, KY 40241

Robert R. Schnur & Robert R.
Schnur, Jr.
236 Thompson Avenue
Louisville, KY 40206

Robin Robinson
621 McClennan Street
Clearwater, FL 33756

Arthur G. Vance & Mary F. Burnley
1035 E. Washington St.
Louisville, KY 40206

The Living Trust of Richard & Lori Wolf
2122 Long Run Road
Louisville, KY 40245

Dennis Gardner & Wanda Cox
1039 E. Washington St.
Louisville, KY 40206

JABB, LLC
1057 E. Washington St.
Louisville, KY 40206

SP Holdings, LLC
1076 E. Washington St.
Louisville, KY 40206

Four G, LLC
1517 Church Street
Nashville, TN 37203

Edinger Family Partnership, LTD
4302 Twin Elms Court
Louisville, KY 40241

Werst Realty, LLC
1000 East Main Street
Louisville, KY 40206

Raymond D. Byron
1028 Story Avenue
Louisville, KY 40206

Louisville/Jefferson Co Metro Gov't
527 W. Jefferson Street
Louisville, KY 40202

Barbara Sexton Smith
Metro Council District 4
601 W. Jefferson Street
Louisville, KY 40202

Joseph Brown
2101 Elderton Court
Brentwood, TN 37027

Todd Roman
2101 Elderton Court
Brentwood, TN 37027

J. Gregory Clare
2933 Bowman Avenue
Louisville, KY 40205

Mark Madison
Milestone Design Group
108 Davenport Lane, Suite 300
Louisville, KY 40223

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NOTICE OF PUBLIC HEARING

The proposal is for a **CHANGE IN ZONING** from R-6 (Multi-Family Residential), R-7 (Multi-Family Residential), and CM (Commercial/Manufacturing) to R-8A (Multi-Family Residential); setback and private yard **VARIANCES** and an open space **WAIVER** and a **DETAILED DISTRICT DEVELOPMENT PLAN**.

Subject Property: **1043, 1045, 1049, & 1051 E. WASHINGTON STREET**
Case Number: **18ZONE1035**
Case Manager: **JULIA WILLIAMS** (Julia.williams@louisvilleky.gov)

Meeting Type: **PLANNING COMMISSION**
Date: **THURSDAY, DECEMBER 6, 2018**
Time: Meeting will begin at **1:00 PM** and continue until all cases are heard
Location: **514 W. Liberty Street 40202**

To view documents related to this proposal, please visit:
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor, Louisville, KY 40202
(502) 574-6230

Or visit louisvilleky.gov/government/planning-design for:

- Meeting agenda and staff report (typically available one week prior to meeting)
- More information on zoning processes
- Public comment opportunities
- Applications for a petition for a night hearing, including procedures to change the time and/or location of a public hearing to 6:00 pm or later downtown, or to a convenient location.

A list of persons notified of this proposal is available in the case file.

Public Meetings are now available for viewing via live stream at the following website:
<https://louisville.legistar.com>

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.

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