



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17002 1205

Intake Staff: MC

Date: 9/8/17

Fee: /

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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: The Besten

Project Address / Parcel ID: 075F00570000

2014 Cherokee Pkwy

Deed Book(s) / Page Numbers²: DB 6684 Pg 0222

Total Acres: 0.4013

Project Cost: \$125,000

PVA Assessed Value: \$1,123,080.00

Existing Square Feet: 27,392

New Construction Square Feet: N/A

Height (ft.): Stories: 4

Project Description (use additional sheets if needed):

Repair of fire damage to the roof surface and structure of the Besten Apartments, 2014 Cherokee Pkwy, occasioned by a lightning strike in early August. The lightning ignited a fire in the attic space in the Southernmost quarter of the roof. Repairs to the exterior of the building will require:

- rebuilding the roof structure in the Southernmost quarter of the roof,
- replacing the roof surface over the entire length of the building,
- replacing numerous attic windows destroyed by the Louisville Fire Department in extinguishing the fire, and
- power washing some of the exterior brick and repainting damaged painted surfaces.

Contact Information:

Owner: ☐ Check if primary contact

Name: R. Michael Pitt, Successor Trustee

Company: _____

Address: 966 Cherokee Road Unit 302

City: Louisville State: KY Zip: 40204

Primary Phone: _____

Alternate Phone: _____

Email: mpitt@pittemison.com

Owner Signature (required): _____

Applicant: ☐ Check if primary contact

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

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Attorney: ☒ Check if primary contact

Name: Glenn Price

Company: Frost Brown Todd LLC

Address: 400 West Market St Suite 3200

City: Louisville State: KY Zip: 4020

Primary Phone: 779-8511

Alternate Phone: 553-9830

Email: gaprice@fbtlaw.com

Plan prepared by: ☐ Check if primary contact

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

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. Michael Pitt, in my capacity as Successor Trustee, hereby
representative/authorized agent/other

certify that The Joseph S. Pitt Family Trust under Will 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: [Signature] *Successor Trustee to*
Jeanne Lynda Pitt, Trustee Date: September 8, 2017
of the Joseph S. Pitt Family Trust

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)

- ☐ 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.

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>.

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>

Sample Site Plan



Required Parking Spaces- 4
Parking Spaces -3
1 Handicap

SITE ADDRESS
WRITTEN SCALE
Example: 1" = 20'

C-1
Traditional Marketplace
Corridor

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

**APO Listing
The Besten
2014 Cherokee Parkway
1st Tier**

Block 075F Lot 0173
CHEROKEE TRIANGLE PROPERTIES LLC
HARRY CURTIS LEWMAN JR
125 CHENOWETH LN STE 311
LOUISVILLE, KY, 40207-2641

Block 075F Lot 0058
THEODORE, & CAROLINE LYNCH FAMILY
TRUST
911 SANTA FE AVE
ALBANY, CA, 94706-2119

CHRIS THOMAS BORDERS
142 N GALT AVE
LOUISVILLE, KY, 40206-2310

HUA XIN
2026 CHEROKEE PKWY APT B
LOUISVILLE, KY, 40204-2239

PATRICK D & KATHERINE TERESA FLYNN
2026 CHEROKEE PKWY APT C
LOUISVILLE, KY, 40204-2239

KEVIN PRZYBYLSKI
2026 CHEROKEE PKWY APT D
LOUISVILLE, KY, 40204-2239

BEATRIX ANNA SLOMIANY
2027 MIDLAND AVE APT E
LOUISVILLE, KY, 40204-2285

TIMOTHY CHARLES MATEUS & LOIS PETERS
2005 LONGEST AVE
LOUISVILLE, KY, 40204-2206

Block 075F Lot 0027
MAHOOTS, INC
100 SAINT FRANCIS CT APT 1
LOUISVILLE, KY, 40205-1556

Block 075F Lot 0010
HILLTOP 1355 BARDSTOWN LLC
5 NORMANDIE VLG
LOUISVILLE, KY, 40205-1636

Block 075F Lot 0054
RUBIN BROS LLC
RUBIN ALAN S TRUSTEE
231 S 5TH ST STE 200
LOUISVILLE, KY, 40202-3231

Block 075F Lot 0163
PITT GROUP LLC
710 BARRET AVE STE 201
LOUISVILLE, KY, 40204-1750

Others

Glenn Price
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

Jonas Wilson
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

R. Michael Pitt
966 Cherokee Road Unit 302
Louisville, KY 40204

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Land Development Report

September 8, 2017 10:09 AM

About LDC

Location

Parcel ID: 075F00570000
Parcel LRSN: 8201655
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R7
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: CHEROKEE TRIANGLE
National Register District: CHEROKEE TRIANGLE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: YES

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: 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: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO127 - Project(s) Value between \$.04 - \$1.5

Services

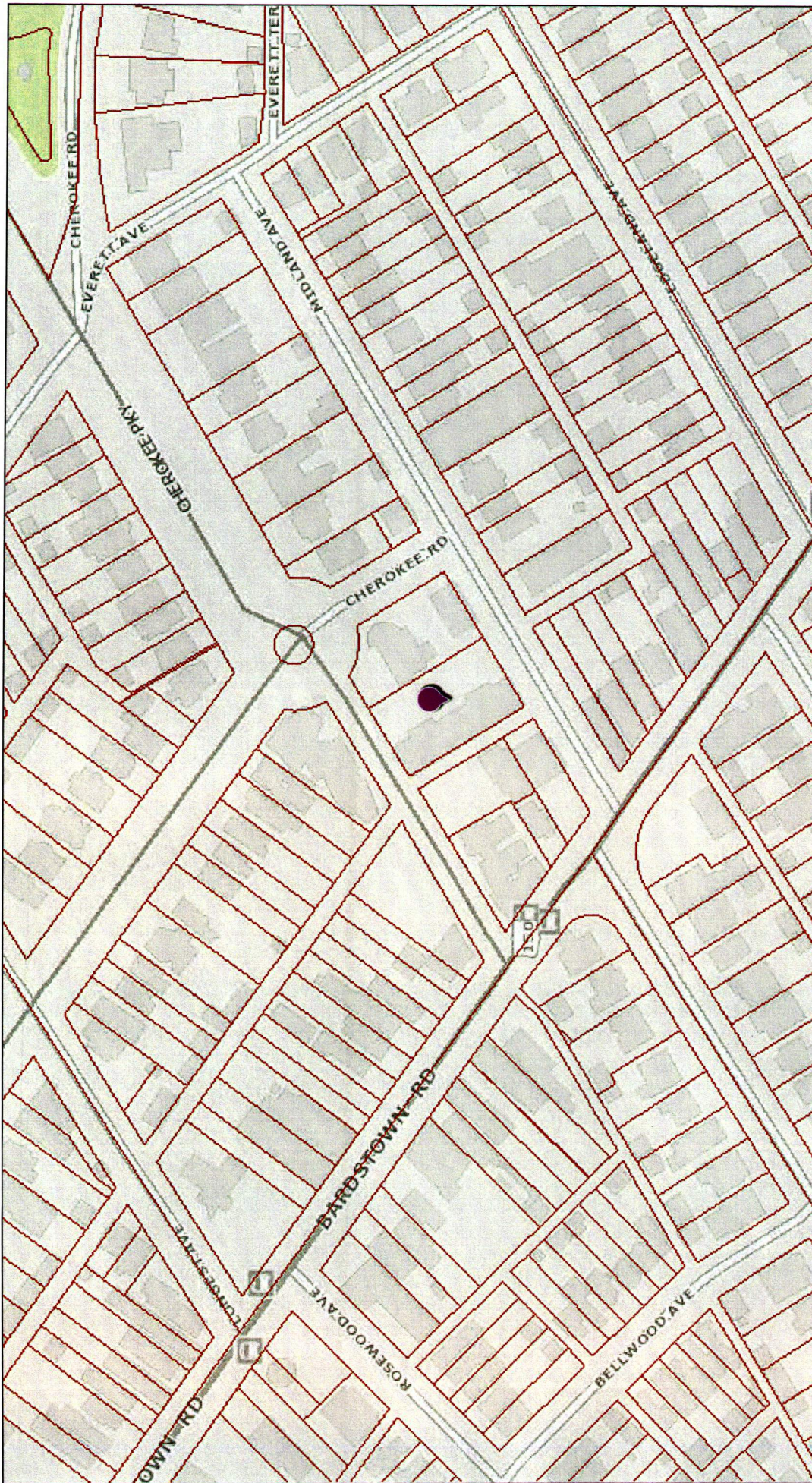
Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #4
Urban Service District: YES

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004

1205



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COA

1.205

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15 APOs

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