



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

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Case No.: 17COA1044

Intake Staff: 135

MAR 03 2017

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Date: 3/3/17

Fee: No Fee

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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: Garage 1324 S Brook St

Project Address / Parcel ID: 032 F00410000

Deed Book(s) / Page Numbers²: 10664 - 0905

Total Acres: 0.1822

Project Cost: _____

PVA Assessed Value: 150k

Existing Square Feet: 3560 New Construction Square Feet: 1836 Height (ft.): 17 Stories: 2

Project Description (use additional sheets if needed):

New detached garage. Second floor includes a two bedroom apartment

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Jeffrey Ross

Name: Daniel Breen

Company: _____

Company: Vineyard Homes

Address: 1324 S. Brook St.

Address: 3928 Bardstown Rd

City: Louisville State: KY Zip: 40208

City: Louisville State: Ky Zip: 40218

Primary Phone: 502-645-7750

Primary Phone: 502-414-2252

Alternate Phone: _____

Alternate Phone: 502-414-2252

Email: Jeffkross@yahoo.com

Email: Daniel@vineyardHomesKy.com

Owner Signature (required): Jeffrey Ross

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: **RECEIVED**

Name: _____

Company: MAR 09 2017
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Company: _____

Address: DESIGN SERVICES

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, Daniel Breen, in my capacity as Contractor / Vineyard, hereby
representative/authorized agent/other Homes

certify that Vineyard Homes 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: Daniel Breen Date: 3/3/17

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>.

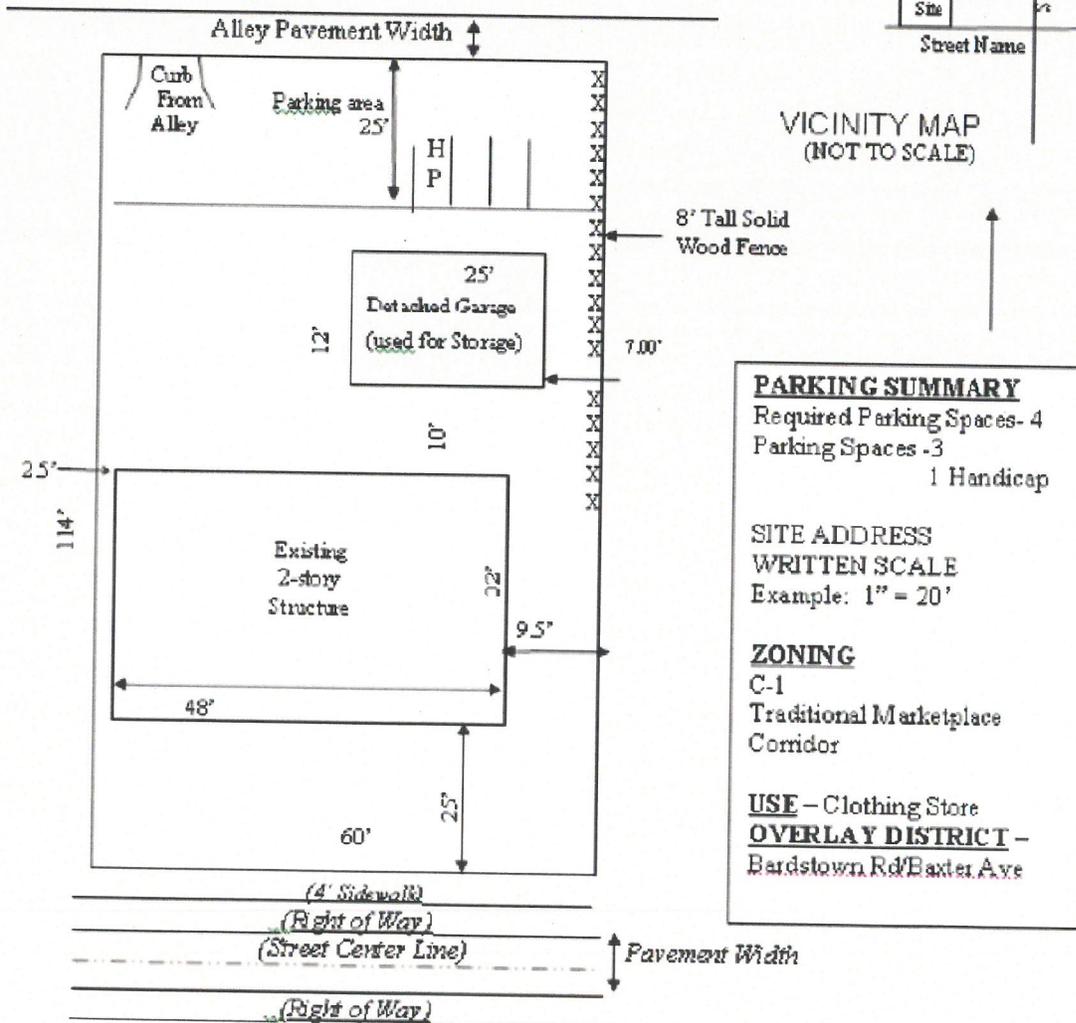
Definitions:

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>

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Sample Site Plan



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

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✓ MUSURACA MICHAEL & SHAUNA
1320 S BROOK ST LOUISVILLE, KY 40208

✓ SMITH DUNCAN S & SMITH JACQUELINE M
1328 S BROOK ST LOUISVILLE, KY 40208

✓ KRAMER JONATHAN J & DOTTIE A
1321 S BROOK ST LOUISVILLE, KY 40208

✓ FUSSELMAN CHERYL
1325 S BROOK ST LOUISVILLE, KY 40208

✓ VERST AMY
1331 S BROOK ST LOUISVILLE, KY 40208

✓ ETC SERVICES TRUST
1321 S 1ST ST LOUISVILLE, KY 40208

✓ MASON DANIEL C & NORDGAUER JOHN P
1323 S 1ST ST LOUISVILLE, KY 40208

MCDONNELL STEPHEN W
1325 S 1ST ST LOUISVILLE, KY 40208

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NEXT DATE

Land Development Report

December 7, 2016 11:13 AM

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Location

Parcel ID: 032F00410000
Parcel LRSN: 96445
 Address: 1324 S BROOK 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: NO
 System Development District: NO
 Historic Site: YES

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

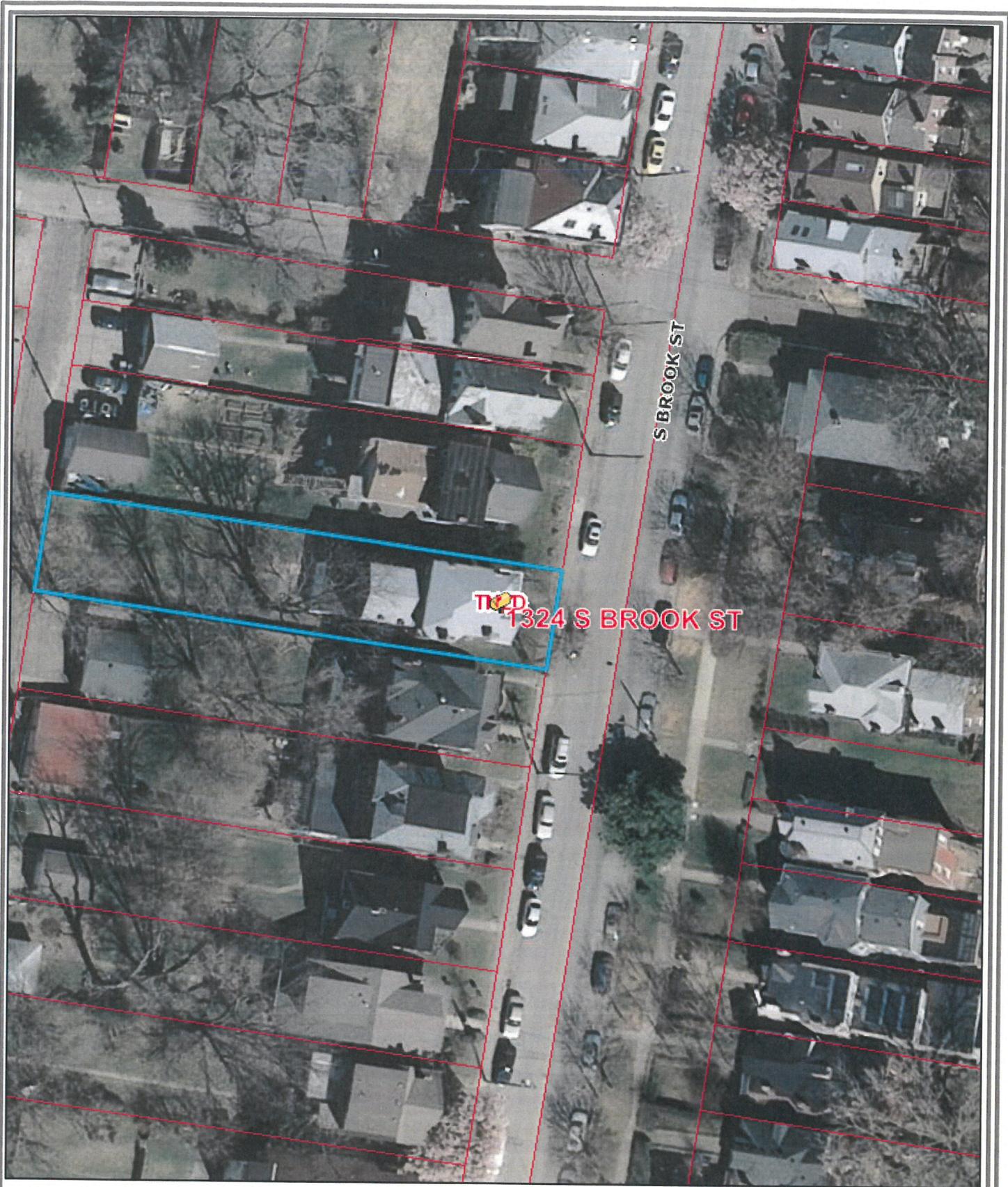
Sewer & Drainage

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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S BROOK ST



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LOJIC Quickmap

Plot Date 12/7/2016

0 50
* Distance are in feet



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1324 S. Brook Conditional Use Permit Hearing Addresses:

(1318 S. Brook St.)
Stormy Realty LLC
4113 Samoset Ct.
Louisville, KY 40299

Michael & Shauna Musuraca
1320 S. Brook St.
Louisville, KY 40208

Jonathan J. & Dottie A. Kramer
1321 S. Brook St. Apt. 1
Louisville, KY 40208

Cheryl Fusselman
1325 S. Brook St. Apt. 1
Louisville, KY 40208

Duncan S. Smith
1328 S. Brook St.
Louisville, KY 40208

(1329 S. Brook St.)
Louisville Metro Housing Authority
420 S. 8th St.
Louisville, KY 40203

Stephen and Julia S. Rodgers
1332 S. Brook St.
Louisville, KY 40208

(1321 S. 1st St.)
ETC Services Trust
1464 S. 3rd St.
Louisville, KY 40208

Daniel C. Mason & John P. Nordgauer
1323 S. 1st St.
Louisville, KY 40208

Stephen W. McDonnell
1325 S. 1st St.
Louisville, KY 40208

Jefferson L. Newbern IV
1338 S. 1st St.
Louisville, KY 40208

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(1326 S. Floyd St.)
Melanie B. Crysler
3908 Park Ave.
Nashville, TN 37209

Brian Mabry
Metro Development Center
444 S. 5th St., 3rd Floor
Louisville, KY 40202



Musuraca Michael
1320 S Brook St
Louisville, Ky 40208

Smith Duncan
1328 S Brook St
Louisville, Ky 40208

Kramer Jonathan
1321 S Brook St
Louisville, Ky 40208

Fuselleman Cheryl
1325 S Brook St
Louisville, Ky 40208

Verst Amy
1331 S Brook St
Louisville, Ky 40208

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