

Individual



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 16COA 1111 Intake Staff: AB

Date: 5/10/16 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: Belknap Condominiums

Project Address / Parcel ID: 1810 Sils Avenue

Deed Book(s) / Page Numbers²: 8281/353

Total Acres: 2.154

Project Cost: _____ PVA Assessed Value: _____

Existing Square Feet: _____ New Construction Square Feet: _____ Height (ft.): _____ Stories: _____

Project Description (*use additional sheets if needed*):

See attached.

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Contact Information:

Owner: Check if primary contact Applicant: Check if primary contact

Name: Gene W. Milner, Jr. Name: _____

Company: GATO/MILNER, LLC Company: _____

Address: 5125 Peachtree Industrial Blvd. Address: _____

City: Norcross State: GA Zip: 30092 City: _____ State: _____ Zip: _____

Primary Phone: 7707345300 Primary Phone: _____

Alternate Phone: _____ Alternate Phone: _____

Email: gmilner@milner.com Email: _____

Owner Signature (required): *Gene Milner, Jr.*

Attorney: Check if primary contact Plan prepared by: Check if primary contact

Name: Clifford H. Ashburner Name: _____

Company: Dinsmore & Shohl, LLP Company: _____

Address: 101 S. Fifth St., Suite 2500 Address: _____

City: Louisville State: KY Zip: 40202 City: _____ State: _____ Zip: _____

Primary Phone: 5025402382 Primary Phone: _____

Alternate Phone: _____ Alternate Phone: _____

Email: Clifford.ashburner@dinsmore.com Email: _____

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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, Gene W. Milner, Jr., in my capacity as Manager, hereby
representative/authorized agent/other

certify that GATO/MILNER, 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: *Gene Milner, Jr.* Date: 11/23/2015

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.icc.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.

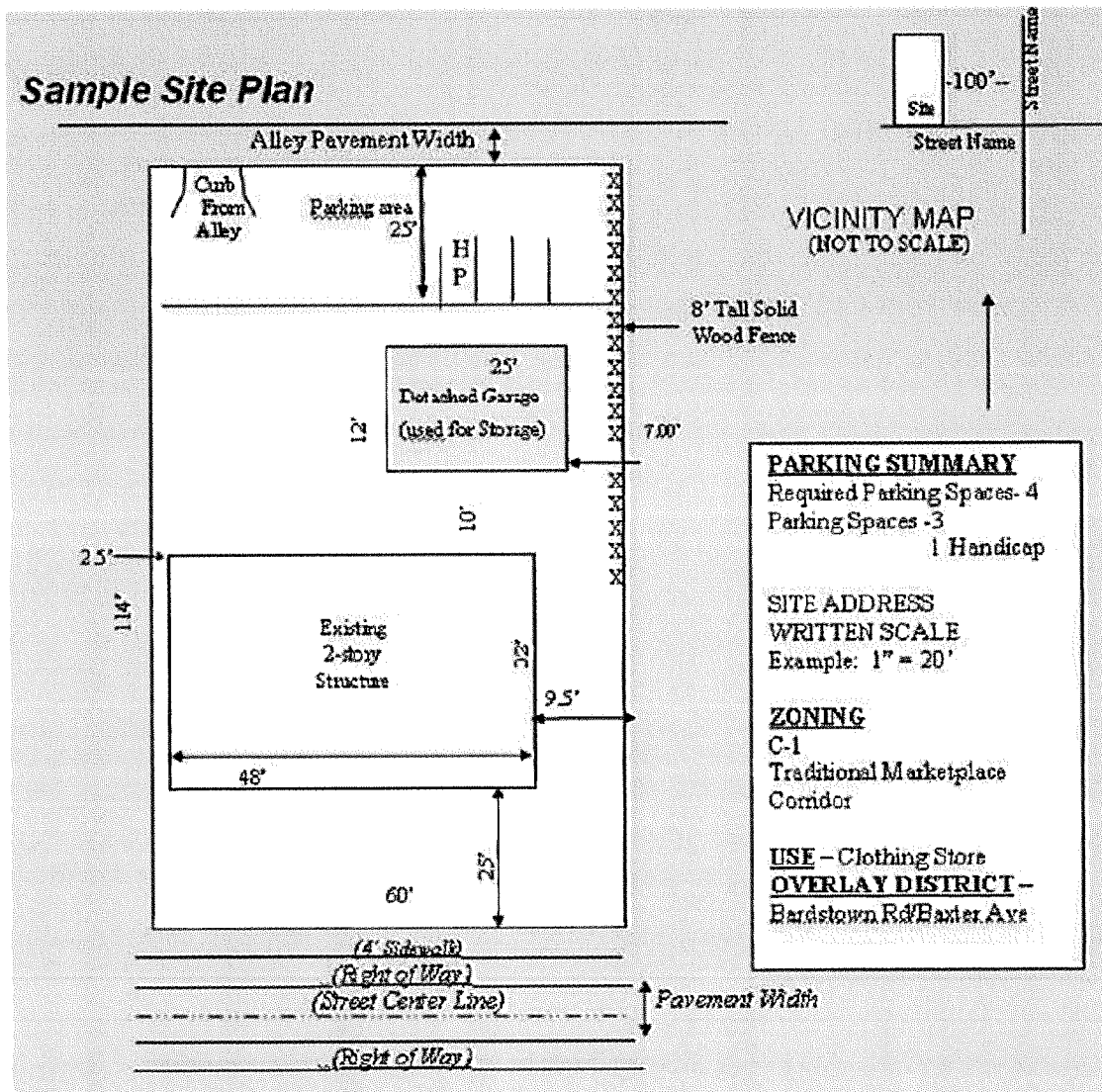
Submittal Instructions:

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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Land Development Report

March 31, 2016 9:21 AM

About LDC

Location

Parcel ID: 080A00840000
Parcel LRSN: 8007989
 Address: MULTIPLE ADDRESSES

Zoning

Zoning: OR3
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: 09-017-83
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: SILS ADDITION #3
 Plat Book - Page: 03-076
Related Cases: B-92-05

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
 National Register District: NONE
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: 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: CSO108 - 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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GATO/Milner

Belknap Condominiums

Certificate of Appropriateness Justification

The applicant, GATO/Milner, LLC, proposes to add 9 off-street parking spaces to an area on the subject property at the corner of Wibben Avenue and Wrocklage Avenue. The proposed additional parking is designed to accommodate the addition of 8 units to the Belknap Condominiums within the existing buildings. The proposal is to subdivide one unit into two within the “new” building on Wrocklage Avenue and to increase the number of units in the original school building during its renovation. The proposed additional off-street parking is located in an area that will minimize its potential impact on the original school building or on the streetscape along Sils Avenue, the primary front yard of the site. The proposal impacts four of the Standard Design Guidelines for local landmarks: ST3, ST7, ST10 and ST19, all of which touch on parking areas and screening.

The proposal will use the same paving material already in place on the site, asphalt. The proposal, thus, complies with ST3, which encourages the use of paving materials that are compatible with adjacent sites.

The proposal is to allow a small parking area to be constructed to the rear of the original school building and the primary front yard of the site in compliance with ST7. The proposed additional parking is near other parking areas on the site and will be screened by a hedge row. The parking area will be accessed by using the existing entrance onto Wibben Avenue that serves the remainder of the site, as well.

The applicant is seeking a waiver of the Land Development Code requirement for a masonry wall to screen the parking in order to comply with ST10. There is no historic precedent for a wall in this area, and much of this area formerly contained pavement with only a chain link fence as a buffer to the street. The applicant proposes to include a hedge row to screen the parking area from the street.

The proposal complies with ST19, in that it is a small parking area designed to allow for residents within the Belknap Condominium to have adequate off-street parking. While the applicant can claim on street spaces in order to meet the requirements of the Land Development Code, the residents of the Belknap are concerned that, especially during the summer, on-street spaces will not be adequately available.

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Meredith Fuson
1901 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00610000

Raphael Whitford
1924 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080B00200000

Emily Markham
1918 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080B00230000

Heath Skoner
1910 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080B00260000

Vasiliy P. Abramov
2356 Page Ave.
Louisville, KY 40205
Parcel No. 080C00260000

Thomas Van De Rostyne
2350 Page Ave.
Louisville, KY 40205
Parcel No. 080C00230000

Nathan and Wendy Schwartz
2344 Page Ave.
Louisville, KY 40205
Parcel No. 080C00200000

David and Rosemarie Sprawls
1801 Sils Ave.
Louisville, KY 40205
Parcel No. 080A01110000

Chad and Lee Sexton
1807 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00540000

James Brown
1813 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00570000

Bradley Goldberg
1900 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00830000

Kenneth Edwards
1922 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080B00210000

Jeanne M. Blandford
1914 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080B00240000

Harry J. and Marie A. Broadhurst
2401 Page Ave.
Louisville, KY 40205
Parcel No. 080B00270000

Bradley Donaldson
2354 Page Ave.
Louisville, KY 40205
Parcel No. 080C00250000 and
080C02080000
Martin Aschauer
2348 Page Ave.
Louisville, KY 40205
Parcel No. 080C00220000 and
080C02040000

Michael and Melissa Crain
2342 Page Ave.
Louisville, KY 40205
Parcel No. 080C00190000

Gerald and Barbara Mercer
1803 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00520000

Christopher and Cheryl O'Malley
1809 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00550000

Kyle Johnson
1815 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00580000

Michael D. Driskell & Clint Hunt
1923 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080A00870000

Laura Remer
1920 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080B00220000

Tracy H. and Angela Pike
1912 Wrocklage Ave.
Louisville, KY 40205
Parcel No. 080B00250000

Jessica E. Clemmons
2400 Page Ave.
Louisville, KY 40205
Parcel No. 080C00270000

Martin and Jessica Pollio
2352 Page Ave.
Louisville, KY 40205
Parcel No. 080C00240000

Glenn and Kristy Peavey
2344 Page Ave.
Louisville, KY 40205
Parcel No. 080C00210000

Linda S. and Danie Solley
2340 Page Ave.
Louisville, KY 40205
Parcel No. 080C00180000

Stockard R. Hickey III
1805 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00530000

Donald and Rita Simpson
1811 Sils Ave.
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Parcel No. 080A00560000

Frank L. and K. Hausaman
1821 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00590000

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Kathleen Duncan
1823 Sils Ave.
Louisville, KY 40205
Parcel No. 080A00600000

Previous Speakers--→

Amy Yuda
1905 Sils Ave.
Louisville, KY 40205

Carlos Rul-lan
1915 Yale Drive
Louisville, KY 40205

Nick Hart
1920 Harvard Drive
Louisville, KY 40205

Condominium Owners--→

Mark David Nicolas
1915 Wrocklage Ave. Unit 101
Louisville, KY 40205
Parcel No. 080Q000B0101

Koren Forster
1915 Wrocklage Ave. Unit 102
Louisville, KY 40205
Parcel No. 080Q000B0102

Gene W. and Rhonda Milner
1915 Wrocklage Ave. Unit 103
Louisville, KY 40205
Parcel No. 080Q000B0103

Beatrice S. Mathis
1915 Wrocklage Ave. Unit 104
Louisville, KY 40205
Parcel No. 080Q000B0104

GATO Milner, LLC
1915 Wrocklage Ave. Unit 105
Louisville, KY 40205
Parcel No. 080Q000B0105

Twenty Mysteries, LLC
1915 Wrocklage Ave. Unit 106
Louisville, KY 40205
Parcel No. 080Q000B0106

Kenneth & Mary Lynn Bobzien
1915 Wrocklage Ave. Unit 107
Louisville, KY 40205
Parcel No. 080Q000B0107

James & Barbara Clayton
1915 Wrocklage Ave. Unit 108
Louisville, KY 40205
Parcel No. 080Q000B0108

Alane Goldstein
1915 Wrocklage Ave. Unit 201
Louisville, KY 40205
Parcel No. 080Q000B0201

Sarah J. Van Roo Living Trust
1915 Wrocklage Ave. Unit 202
Louisville, KY 40205
Parcel No. 080Q000B0202

GATO Milner, LLC
1915 Wrocklage Ave. Unit 203
Louisville, KY 40205
Parcel No. 080Q000B0203

Katharine Houstin
1915 Wrocklage Ave. Unit 204
Louisville, KY 40205
Parcel No. 080Q000B0204

GATO Milner, LLC
1915 Wrocklage Ave. Unit 205
Louisville, KY 40205
Parcel No. 080Q000B0205

Hao Feiran
1915 Wrocklage Ave. Unit 206
Louisville, KY 40205
Parcel No. 080Q000B0206

Kris & Alicia Bloos
1915 Wrocklage Ave. Unit 207
Louisville, KY 40205
Parcel No. 080Q000B0207

Michael Alan Hanley
1915 Wrocklage Ave. Unit 208
Louisville, KY 40205
Parcel No. 080Q000B0208

Graham Rapp
1915 Wrocklage Ave. Unit 301
Louisville, KY 40205
Parcel No. 080Q000B0301

GATO Milner, LLC
1915 Wrocklage Ave. Unit 302
Louisville, KY 40205
Parcel No. 080Q000B0102

Lisa L. Autry
1915 Wrocklage Ave. Unit 303
Louisville, KY 40205
Parcel No. 080Q000B0303

Gene & Rhonda Milner
1915 Wrocklage Ave. Unit 304
Louisville, KY 40205
Parcel No. 080Q000B0304

GATO Milner, LLC
1915 Wrocklage Ave. Unit 305
Louisville, KY 40205
Parcel No. 080Q000B0305

GATO Milner, LLC
1915 Wrocklage Ave. Unit 306
Louisville, KY 40205
Parcel No. 080Q000B0306

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Councilman Tom Owen
601 West Jefferson Street
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