



## 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: 22-COA-0251

Submittal Date: 10/07/2022

Intake Staff: Ethan Lett

### Application Information

**Primary Address:** 2356 GRINSTEAD DR, LOUISVILLE, KY 40204

**Primary Parcel Id:** 075H00440000

**Project Description:** A certificate of appropriateness to demolish three apartment buildings and construct a parking lot on 0.98 acres in the Cherokee Triangle historic preservation district.

**Project Name:** Cherokee Triangle Parking Lot

### GENERAL INFORMATION

Acres	0.98
Dwelling Units	0
Historic Preservation District	CHEROKEE TRIANGLE
New Building Square Feet	0
Number of Meeting Notification Postcards	61
Project Cost	0
PVA Assessed Value	1640890
Rooms	0

### GIS INFORMATION

Council District	8
Current Subdivision Name	HENNING & SPEEDS HIGHLAND ADDITION
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	HOUSE #EL#
Municipality	LOUISVILLE



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.&nbsp; 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.



**CONTACT INFORMATION:**

**Owner Information:**

Entity or Individual Name: LCS Yorktown, LLC

By: \_\_\_\_\_

Address 710 Barret Ave, Suite 201

City Louisville State KY Zip Code 40204

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Signature *Alema Paradi* CFO   
Name & Title

**Applicant Information:**

Entity or Individual Name: Louisville Collegiate School

By: \_\_\_\_\_

Address 2427 Glenmary Avenue

City Louisville State KY Zip Code 40204

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Plan Prepared by:** Primary Contact \_\_\_\_\_

Print Name John Carman

Company Name: CARMAN

Address 400 E. Main Street, Unit 106

City Louisville State KY Zip Code 40202

Phone: 859.254.9803

E-mail: jcarman@carmansite.com

**Attorney:** Primary Contact X

Print Name Nick Pregliasco

Company Name: Bardenwerper Talbott & Roberts, PLLC

Address 1000 N. Hurstbourne Parkway 2<sup>nd</sup> floor

City Louisville State KY Zip Code 40223

Phone: 502-426-6688

E-mail: nrp@bardlaw.net

**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, \_\_\_\_\_ in my capacity as \_\_\_\_\_  
Representative/authorized agent/other

hereby certify that LCS Yorktown, LLC is/are the owner(s) of the property which is the  
name of LLC / corporation / partnership / association / etc.

subject of this application, and that I am authorized to sign this application on behalf of the owner.

Signature: *Alema Paradi*  Date: Oct. 6, 2022

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 duty is punishable as a Class B misdemeanor.

**Please submit the completed application along with the following items:**

**Required for every application:**

- Land Development Report<sup>1</sup>
- Current photographs showing building front, specific project area, and surrounding buildings
- Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

**Site and Project plan:** (required for building additions, new structures and fencing)

- Site plan drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- Floor plans drawn to scale with dimensions and each room labeled
- 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: 1<sup>st</sup> tier Adjoining Property Owners (APOs)<sup>3</sup>, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- One copy of the mailing label sheets

**Resources:**

1. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.  
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street , 2<sup>nd</sup> fl, 502-574-6220. Many deeds, plats and other records are available online at:  
<https://search.jeffersondeeds.com/>
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/property-search/>
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 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

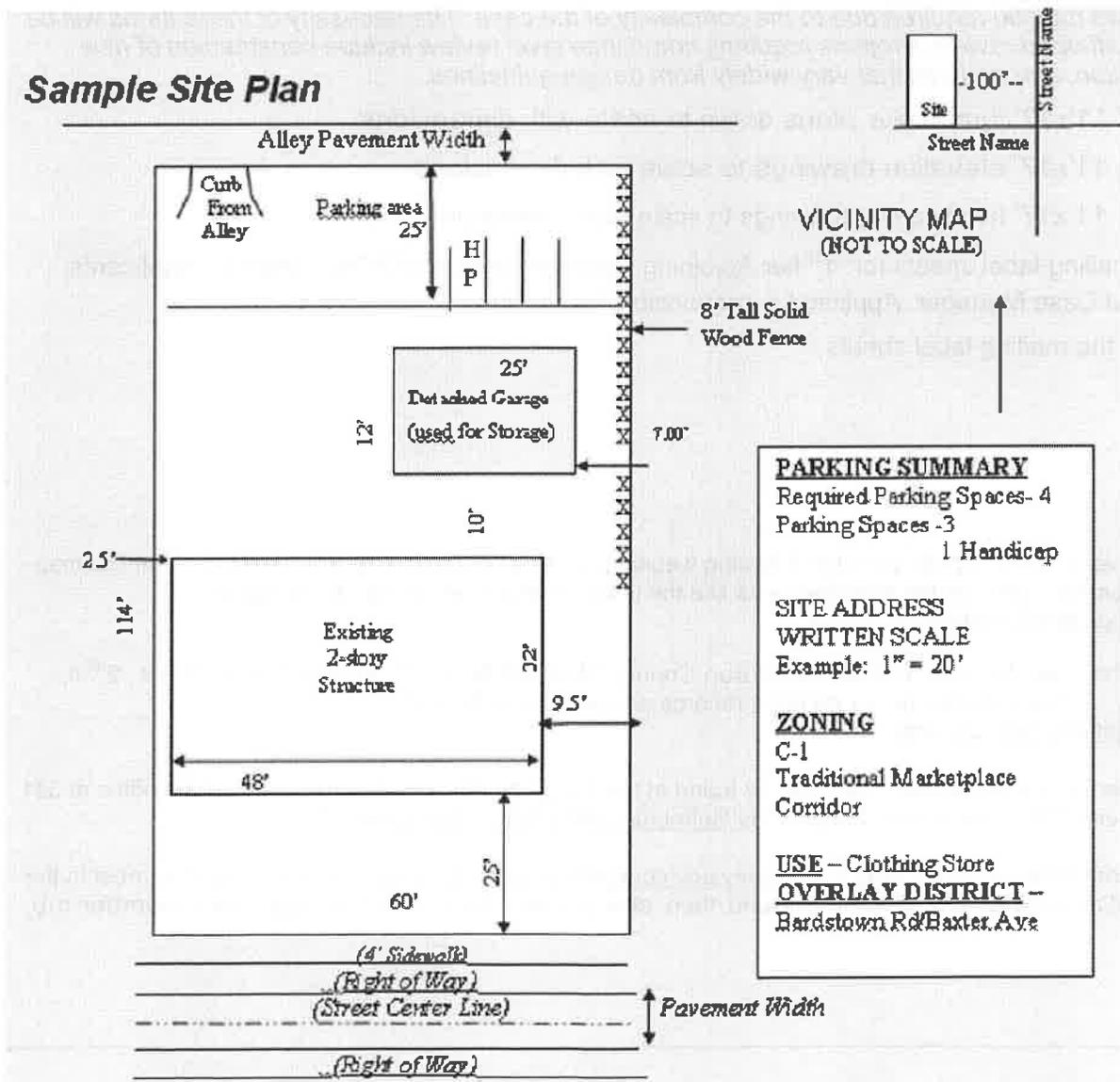
**Definitions:**

**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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

**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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>



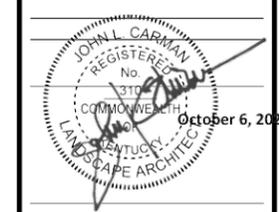
**LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION**  
 2356 Grinstead Drive  
 Louisville, KY 40204

Landscape Architect/Civil Engineer:  
**CARMAN**  
 310 Old Vine Street, Suite 200  
 Lexington, Kentucky 40507  
 859.254.9803  
 Owner / Developer:  
 Louisville Collegiate School  
 2427 Glenmary Avenue  
 Louisville, Kentucky 40204

**PROJECT AREA AND SURROUNDING PROPERTIES MAP**

CONSTRUCTION DOCUMENTS

DATE: 10/06/2022  
 DRAWN BY: CAA  
 CHECKED BY: JLC  
 PROJECT NUMBER: 21.191  
 REVISIONS:

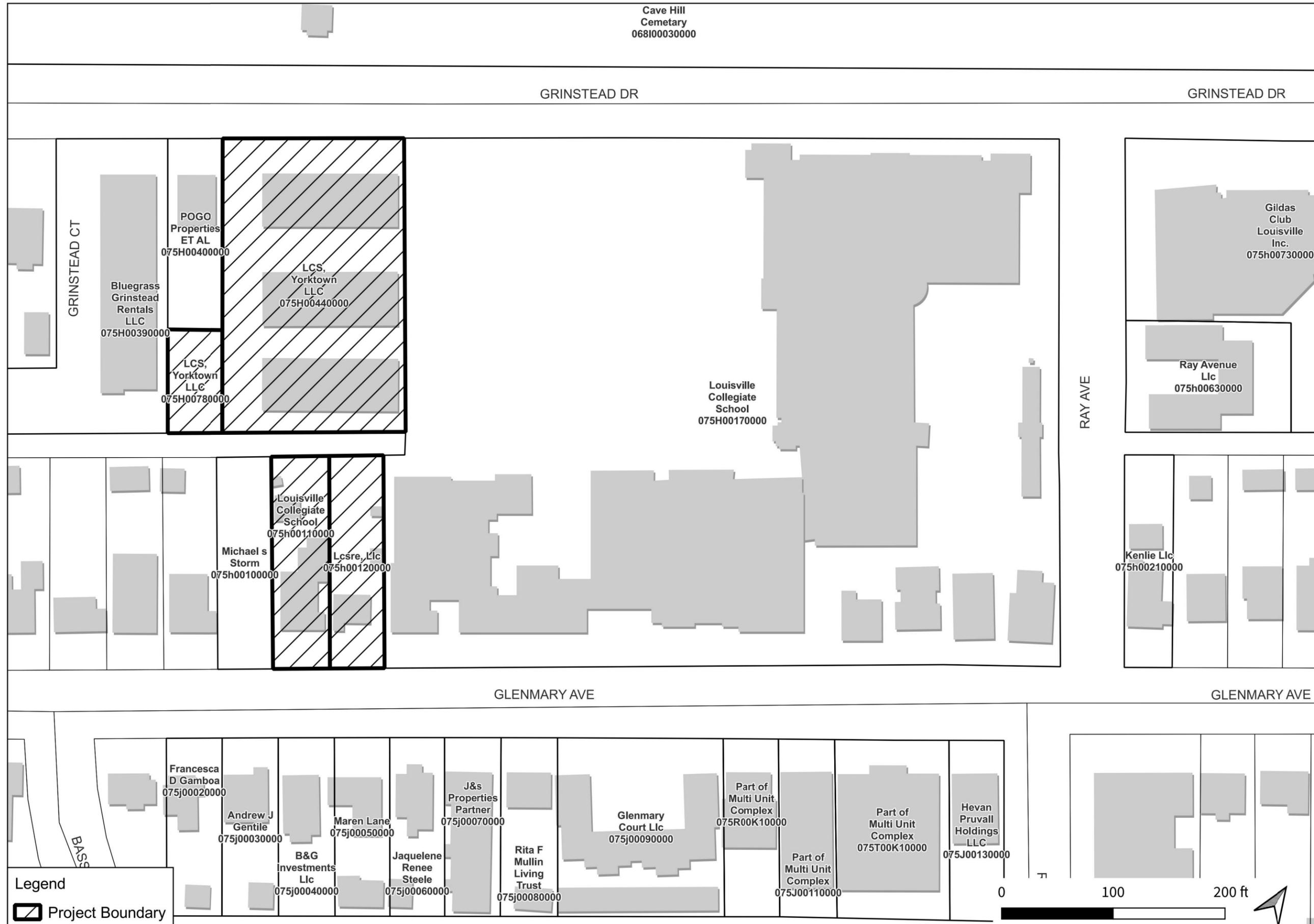


**CARMAN**  
 LANDSCAPE ARCHITECTURE  
 URBAN PLANNING  
 CIVIL ENGINEERING

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SHEET TITLE:

SHEET NUMBER:





YORKTOWN TO THE NORTHWEST - YORKTOWN APARTMENTS TO BE DEMOLISHED



YORKTOWN APARTMENT VIEWS - BUILDINGS AND SITE AMENITIES TO BE DEMOLISHED



LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION

2356 Grinstead Drive  
Louisville, KY 40204

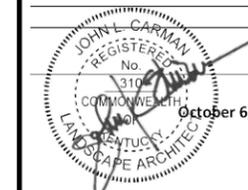
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310 Old Vine Street, Suite 200  
Lexington, Kentucky 40507  
859.254.9803

Owner / Developer:  
Louisville Collegiate School  
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EXISTING SITE PHOTOS

CONSTRUCTION DOCUMENTS

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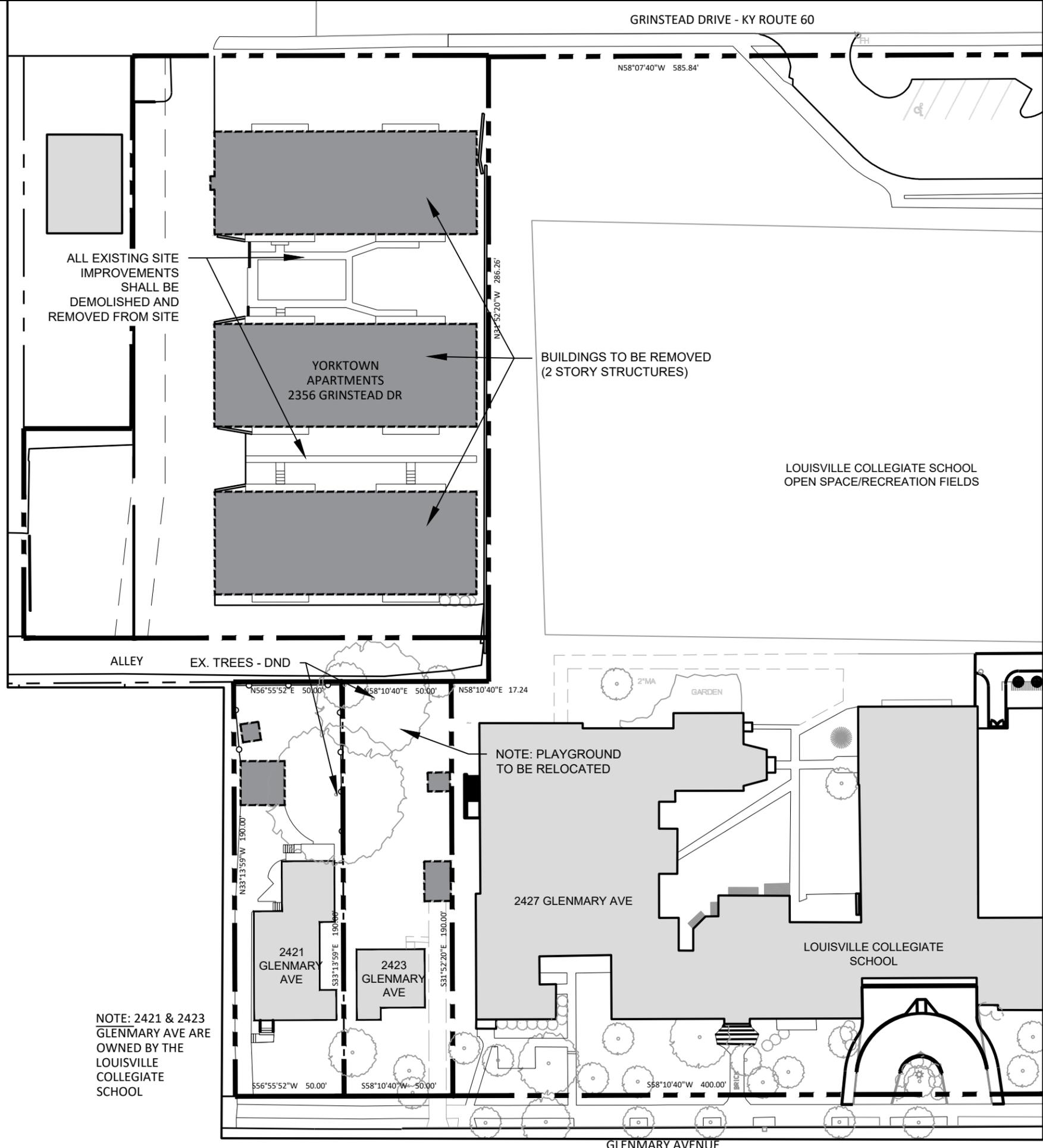


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VICINITY MAP - N.T.S



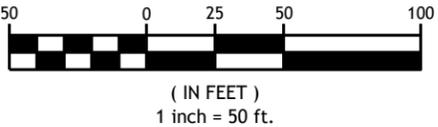
<b>2356 GRINSTEAD DR</b>	
ZONING.....	R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT.....	CHEROKEE TRIANGLE
CURRENT USE.....	MULTI-FAMILY RESIDENTIAL
PROPOSED USE.....	VEHICULAR USE AREA
<b>2421 GLENMARY AVE</b>	
ZONING.....	R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT.....	CHEROKEE TRIANGLE
CURRENT USE.....	SINGLE FAMILY RESIDENTIAL
PROPOSED USE.....	SINGLE FAMILY RESIDENTIAL (RENTAL)
<b>2423 GLENMARY AVE</b>	
ZONING.....	R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT.....	CHEROKEE TRIANGLE
CURRENT USE.....	SCHOOL ANNEX
PROPOSED USE.....	SCHOOL ANNEX

**PURPOSE OF THE DEMOLITION PLAN**

THE PURPOSE OF THE DEMOLITION PLAN IS TO ILLUSTRATE THE EXTENT OF SITE AND BUILDING DEMOLITION IN CONJUNCTION WITH CONSIDERATION BY THE LANDMARKS COMMISSION AS REQUIRED IN THE CHEROKEE TRIANGLE OVERLAY DISTRICT.

**NOTES**

1. PERMITS FOR STRUCTURE DEMOLITION SHALL BE OBTAINED BY THE DEMOLITION CONTRACTOR PRIOR TO ANY WORK.
2. A LAND DISTURBANCE PERMIT IN CONJUNCTION WITH DEMOLITION WILL BE OBTAINED THROUGH LOUISVILLE MSD PRIOR TO ANY WORK.
3. DEMOLITION WORK CONSIDERED BY THE LANDMARKS COMMISSION SHALL OCCUR ONLY AT 2356 GRINSTEAD FOR THE YORKTOWN APARTMENTS.



NOTE: 2421 & 2423 GLENMARY AVE ARE OWNED BY THE LOUISVILLE COLLEGIATE SCHOOL

**LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION**

2356 Grinstead Drive  
Louisville, KY 40204

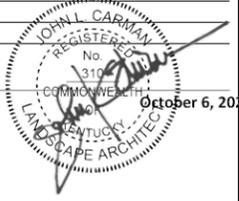
Landscape Architect/Civil Engineer:  
**CARMAN**  
310 Old Vine Street, Suite 200  
Lexington, Kentucky 40507  
859.254.9803

Owner / Developer:  
Louisville Collegiate School  
2427 Glenmary Avenue  
Louisville, Kentucky 40204

**SITE AND BUILDING DEMOLITION PLAN**

CONSTRUCTION DOCUMENTS

DATE: 10/06/2022  
DRAWN BY: CAA  
CHECKED BY: JLC  
PROJECT NUMBER: 21.191  
REVISIONS:



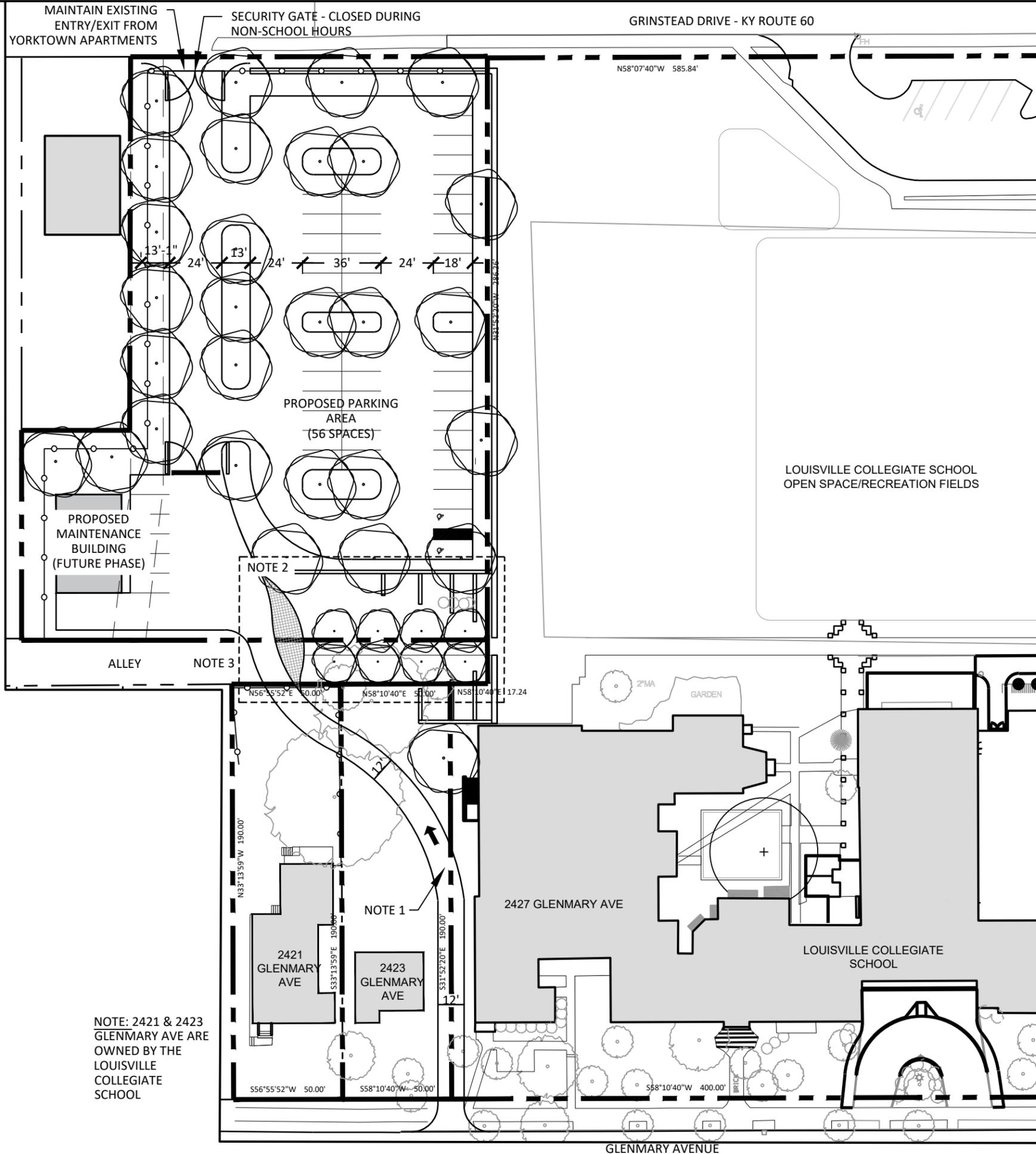
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SHEET TITLE:

SHEET NUMBER:

BEFORE YOU DIG CALL KENTUCKY DAYS IN ADVANCE OF WORKING



VICINITY MAP - N.T.S



2356 GRINSTEAD DR

ZONING..... R7 (TRADITIONAL NEIGHBORHOOD)  
 HISTORIC PRESERVATION DISTRICT..... CHEROKEE TRIANGLE

CURRENT USE..... MULTI-FAMILY RESIDENTIAL  
 PROPOSED USE..... VEHICULAR USE AREA

2421 GLENMARRY AVE

ZONING..... R7 (TRADITIONAL NEIGHBORHOOD)  
 HISTORIC PRESERVATION DISTRICT..... CHEROKEE TRIANGLE

CURRENT USE..... SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE..... SINGLE FAMILY RESIDENTIAL (RENTAL)

2423 GLENMARRY AVE

ZONING..... R7 (TRADITIONAL NEIGHBORHOOD)  
 HISTORIC PRESERVATION DISTRICT..... CHEROKEE TRIANGLE

CURRENT USE..... SCHOOL ANNEX  
 PROPOSED USE..... SCHOOL ANNEX

PURPOSE AND INTENT OF SITE PLAN

THE PURPOSE AND INTENT OF THE SITE PLAN IS TO ILLUSTRATE THE EXTENT OF THE PROPOSED PARKING LOT IMPROVEMENTS AND FUTURE PHASES OF IMPROVEMENTS FOR THE PRIVATE CONNECTOR DRIVE BETWEEN GLENMARRY AVE AND GRINSTEAD DR SHALL BE CONSIDERED AS A FUTURE IMPROVEMENT AND IS ILLUSTRATED TO SHOW INTENT AND LOCATION. ALIGNMENT MAY BE MODIFIED WITH STAFF APPROVAL SHOULD THIS IMPROVEMENT BE IMPLEMENTED.

NOTES

- ONE-WAY ACCESS DRIVEWAY CONNECTING GLENMARRY AVE AND GRINSTEAD DR SHALL BE CONSIDERED AS A FUTURE IMPROVEMENT AND IS ILLUSTRATED TO SHOW INTENT AND LOCATION. ALIGNMENT MAY BE MODIFIED WITH STAFF APPROVAL SHOULD THIS IMPROVEMENT BE IMPLEMENTED.
- POSSIBLE FUTURE STUDENT DROP-OFF AREA TO RELIEVE CONGESTION ON GLENMARRY AVE. UPON APPROVAL BY LANDMARKS COMMISSION STAFF MAY APPROVE FINAL DESIGN.
- FUTURE PUBLIC ALLEY REVERSION TO LOUISVILLE COLLEGIATE SCHOOL.
- PROPOSED PERIMETER LANDSCAPE WILL BE IMPLEMENTED IN COMPLIANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE IN CONJUNCTION WITH THE PROPOSED PARKING LOT.



( IN FEET )  
 1 inch = 50 ft.

BEFORE YOU DIG CALL KENTUCKY UNDERGROUND (811) TWO (2) WORKING DAYS IN ADVANCE OF DIGGING

LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION

2356 Grinstead Drive  
 Louisville, KY 40204

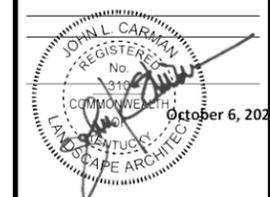
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 859.254.9803

Owner / Developer:  
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 2427 Glenmary Avenue  
 Louisville, Kentucky 40204

PROPOSED PARKING LOT SITE PLAN

CONSTRUCTION DOCUMENTS

DATE: 10/06/2022  
 DRAWN BY: CAA  
 CHECKED BY: JLC  
 PROJECT NUMBER: 21.191  
 REVISIONS:



**CARMAN**  
 LANDSCAPE ARCHITECTURE  
 URBAN PLANNING  
 CIVIL ENGINEERING

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