



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21-COA-0152 Intake Staff: John Michael Lawler

Date: 7-29-21 Fee: No Fee

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: Restaurant conversion (Pony Up)

Project Address / Parcel ID: 1201-05 South Thrid St.

Total Acres: 0.42090

Project Cost (exterior only): 200000 PVA Assessed Value: 409050

Existing Sq Ft: 2,400+/- New Construction Sq Ft: 400 Height (Ft): 14' Stories: 1

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Project Description (use additional sheets if needed):

This proposal remodels the existing building exterior to become a restaurant/coffee shop, "Pony Up". This building was originally built as a Spalding's Cleaners in a simple mid-century modern style. The exterior renovation seeks to maintain and enhance the mid-century character, eliminating curb cuts to provide usable outdoor dining space, and engaging the streetwall on all sides of the property. The typical Thrid St front yard curbing will be continued along the Third and Oak St. property lines and backed by a continuous low hedge. Entry points are clearly defined and sidewalks align with the main building entrances. A dining porch and pergola are added to the building along with new paving and landscaping in the outdoor areas. A small water feature defines the entry courtyard. At the point where the pergola adjoins the Oak St. sidewalk, the curb ends, and becomes a low, articulated wall for sound attenuation and privacy, also providing a seat wall on the dining area side. Plantings will be added to vine over the pergola. At the west end of the pergola, there is a small (400sf) addition to the building, providing a space for deliveries and enclosed trash storage. This addition would have access doors onto the public sidewalk. We hope to use the east wall of this addition to install a water cascade wall, helping to mask traffic noise. Materials for the addition would be concrete block and stucco similar to the original building, final colors and signage to be selected by the restaurant operator. Along the street edges the grass verge would be restored along Third St and street trees would be planted at regular intervals along Oak St.

Contact Information:

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

Name: J1201S3 TEL5025265276 LLC Name: Charles Cash, AIA

Company: J1201S3 TEL5025265276 LLC Company: Urban 1, LLC

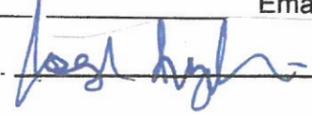
Address: 239 S. 5th St. Suite1021 Address: 500 Upland Road

City: Louisville State: KY Zip: 02 City: Louisville State: KY Zip: 40206

Primary Phone: 502 526 5276 Primary Phone: 502 744 0656

Alternate Phone: _____ Alternate Phone: _____

Email: _____ Email: charlescash@urban1.us

Owner Signature (required): 

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

Name: _____ Name: SAME AS ABOVE

Company: _____ Company: _____

Address: _____ Address: _____

City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

Primary Phone: _____ Primary Phone: _____

Alternate Phone: _____ Alternate Phone: _____

Email: _____ Email: _____

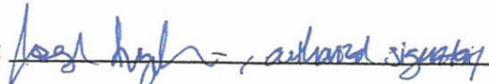
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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Joseph Turzellizzi, in my capacity as authorized signatory, hereby
representative/authorized agent/other

certify that J1201S3 TEL5025265276 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:  Date: July 28 2021

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



Land Development Report

July 27, 2021 11:14 AM

[About LDC](#)

Location

Parcel ID: 032B00100000
Parcel LRSN: 8004547
Address: MULTIPLE ADDRESSES

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: YES
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 or Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0041F

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

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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Community Coordinated Child Care
1215 South Third St.
Louisville, KY 40203

CFG Holdings, LLC
1202 South Third St.
Louisville, KY 40203

HSM Real Estate, LLC
1164 South Third St.
Louisville, KY 40203

Third and Oak Corp.
211 West Oak St.
Louisville, KY 40203

Shawnee Apartments, LLC
206 West Oak St.
Louisville, KY 40203

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Easy Peel® Labels
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Community Coordinated Child Care
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Louisville, KY 40203

Third and Oak Corp.
211 West Oak St.
Louisville, KY 40203

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CFG Holdings, LLC
1202 South Third St.
Louisville, KY 40203

Shawnee Apartments, LLC
206 West Oak St.
Louisville, KY 40203

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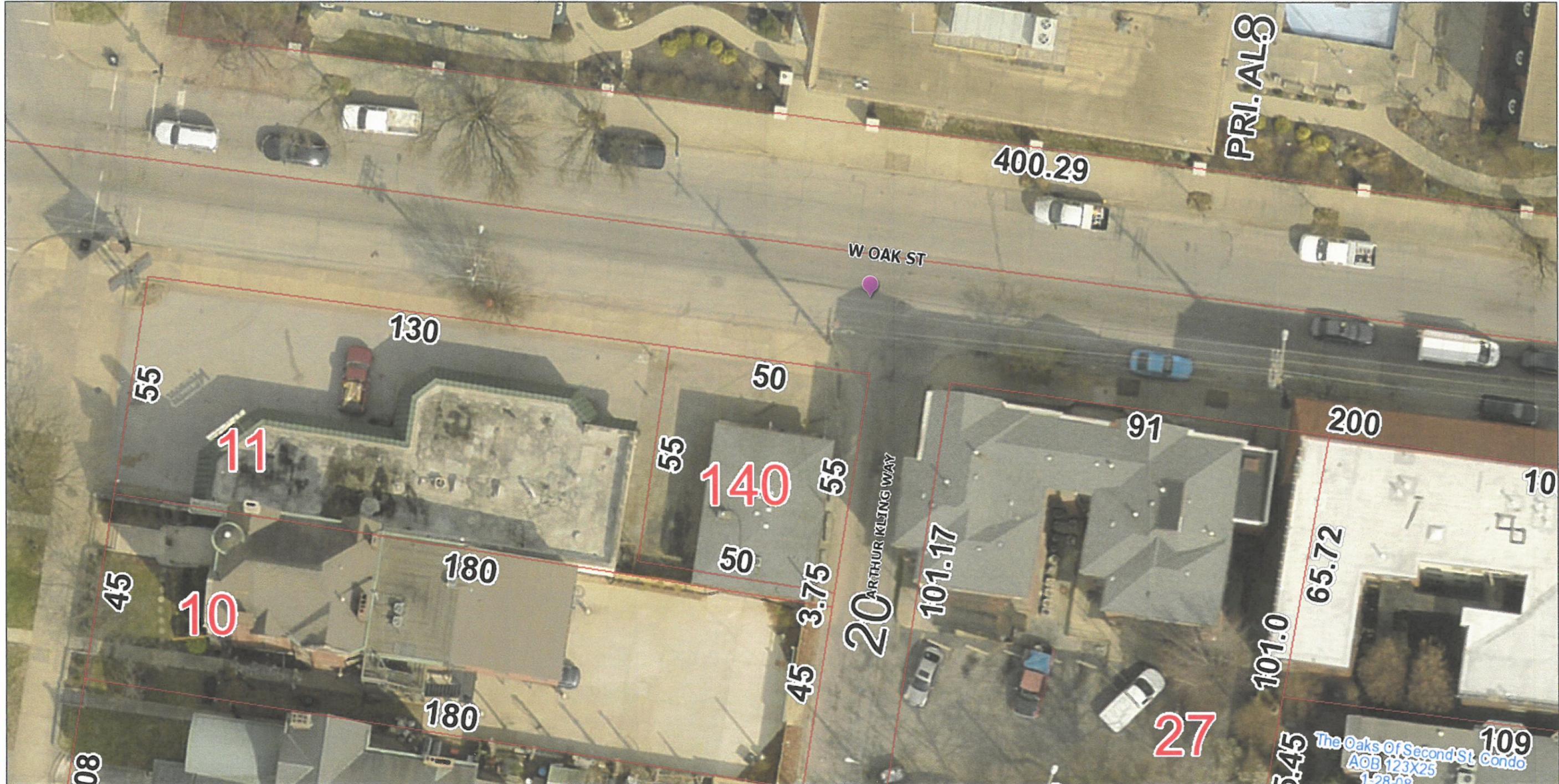
HSM Real Estate, LLC
1164 South Third St.
Louisville, KY 40203

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

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Sens de
chargement

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3rd and Oak

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Western section



Center section



Eastern section



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Rear

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Oak Street frontage



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PONY UP SITE DESIGN - Concept 2



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PONY UP LANDSCAPE & SITE DESIGN - Model



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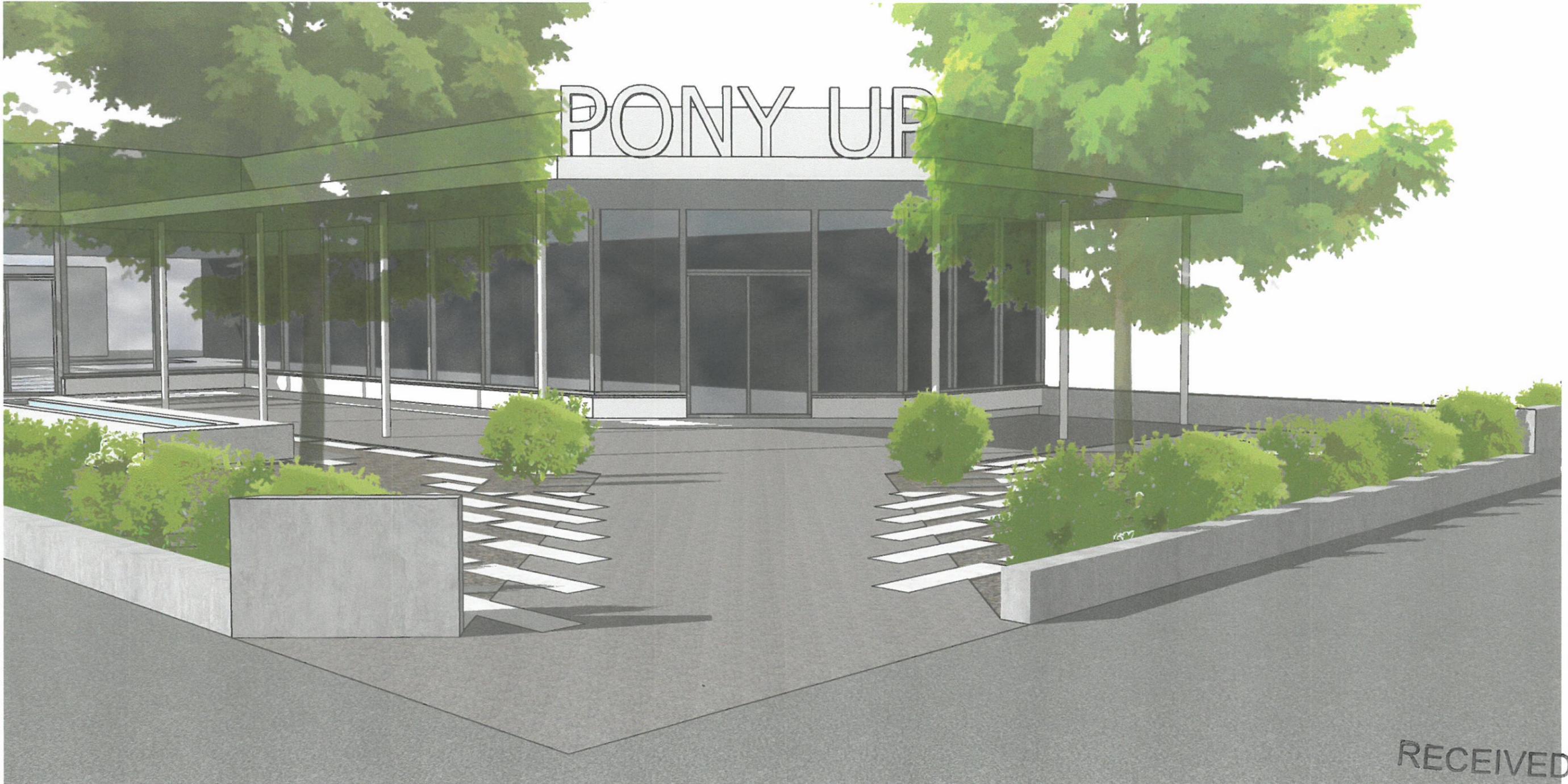
PONY UP LANDSCAPE & SITE DESIGN - Model



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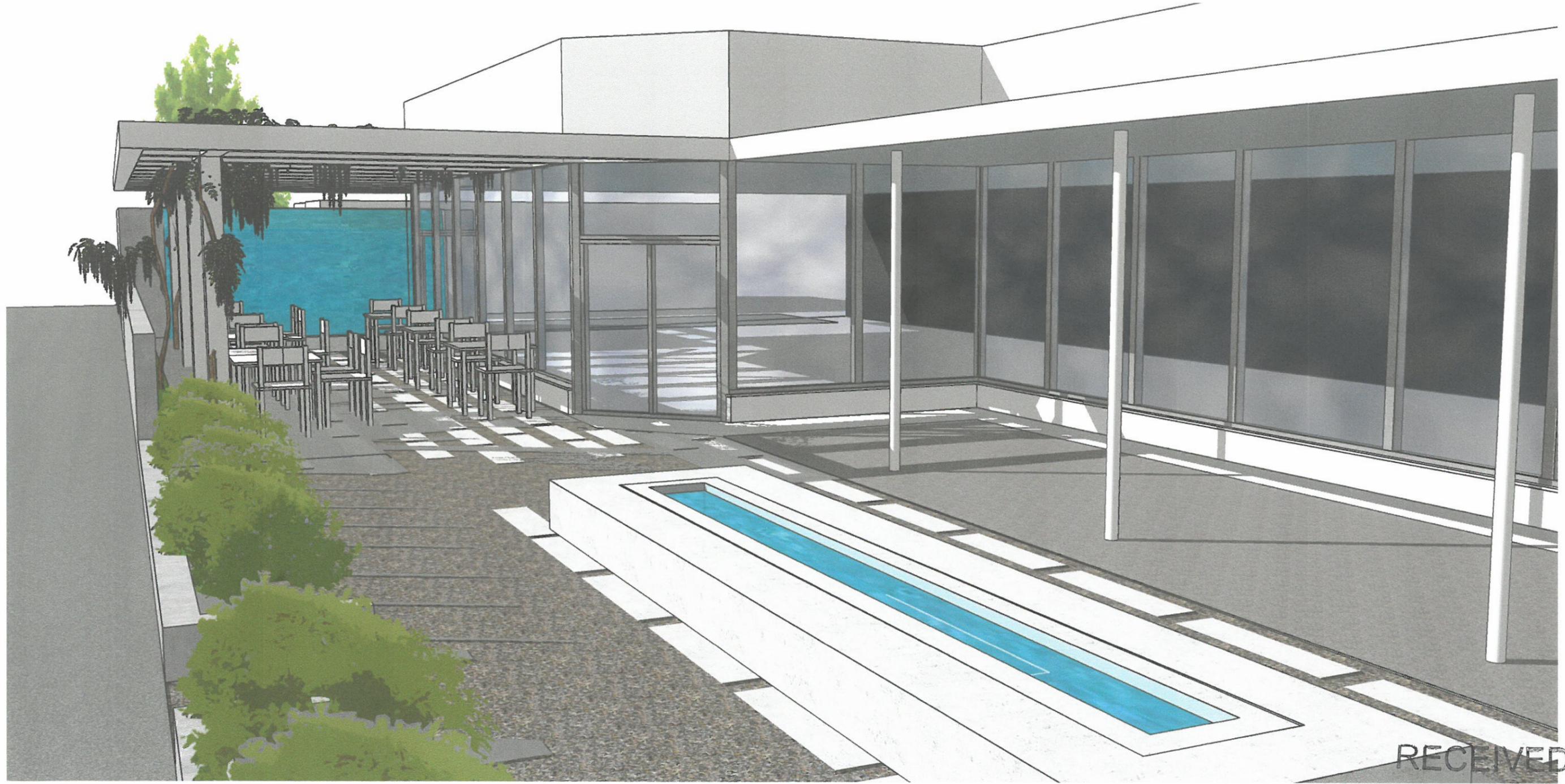
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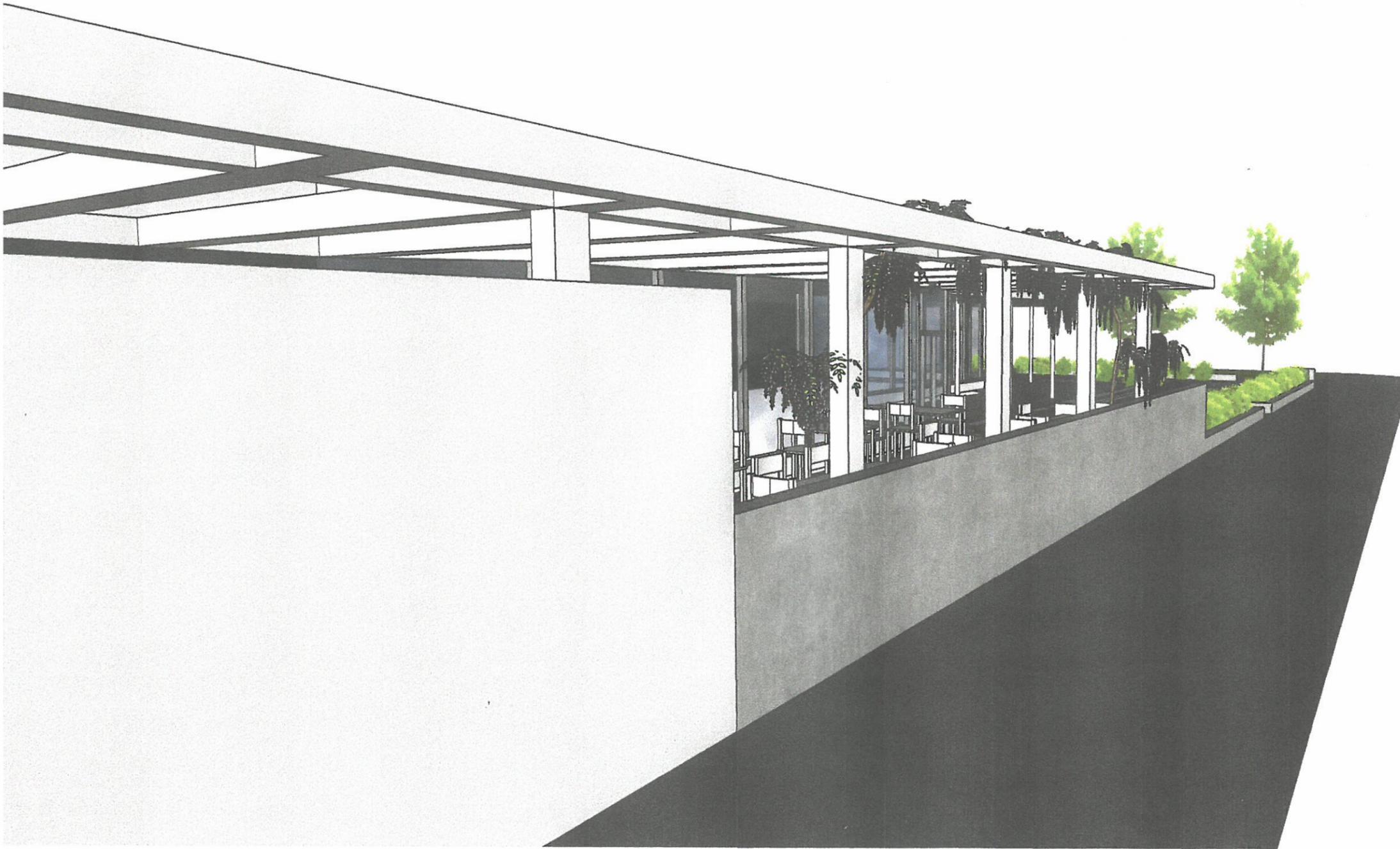


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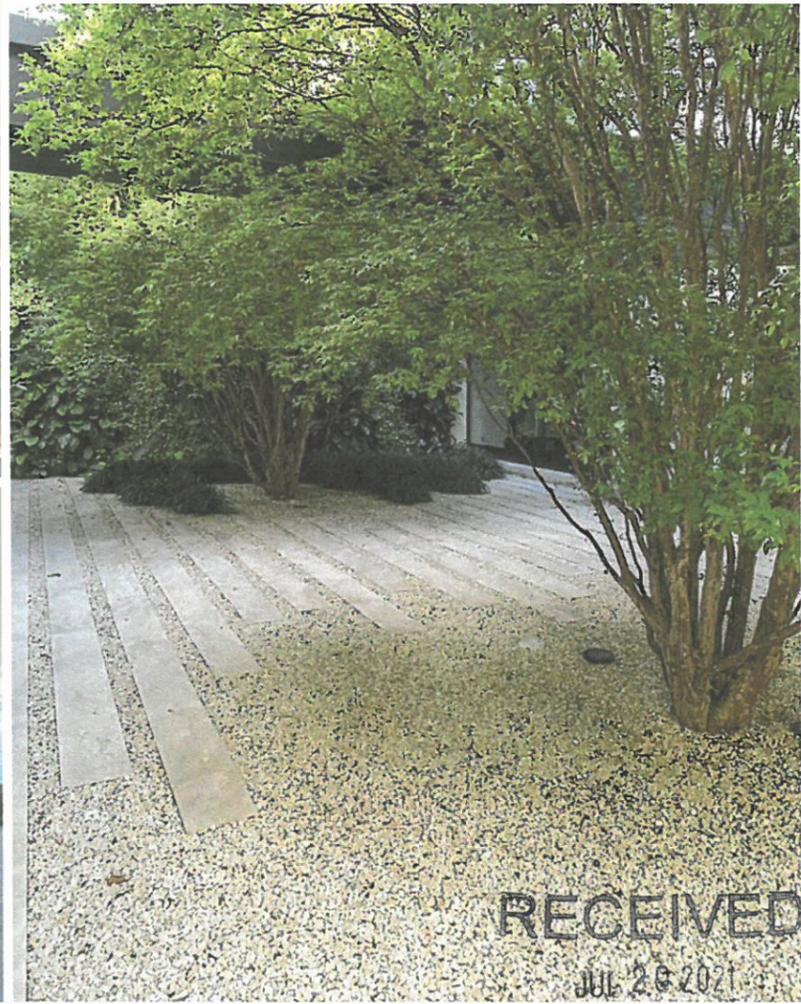
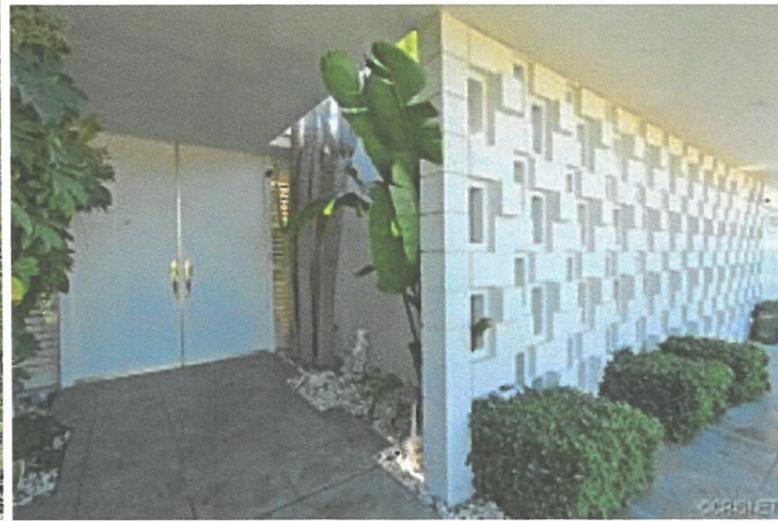
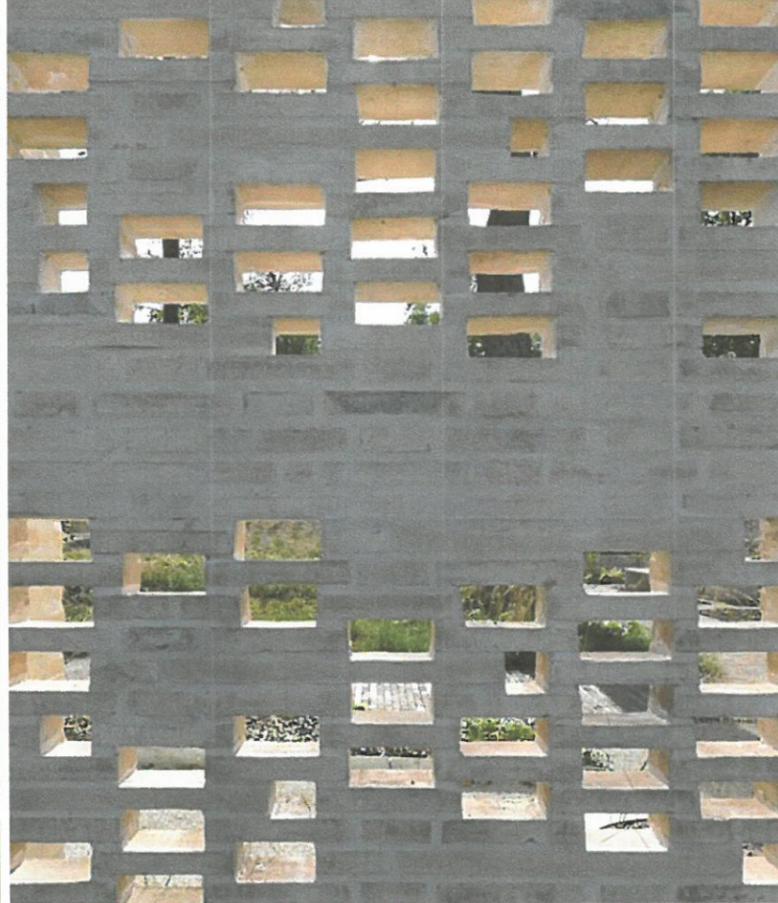
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PONY UP LANDSCAPE & SITE DESIGN INSPIRATION IMAGES



PONY UP LANDSCAPE & SITE DESIGN INSPIRATION IMAGES



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PONY UP LANDSCAPE & SITE DESIGN - Model



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