



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-0149

Submittal Date: 06/23/2022

Intake Staff: Jonathan
Lawler

Application Information

Primary Address: 1728 PAYNE ST, LOUISVILLE, KY 40206

Primary Parcel Id: 070B00360000

Project Description: A certificate of appropriateness for the construction of 4,616 sq ft of apartments on .2955 acres.

Project Name: Clifton - Apartments

GENERAL INFORMATION

Acres	.2955
Dwelling Units	4
Historic Preservation District	CLIFTON
New Building Square Feet	4616
Number of Meeting Notification Postcards	0
Project Cost	400000
PVA Assessed Value	94790
Rooms	0

GIS INFORMATION

Council District	9
Current Subdivision Name	NONE
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	NO
Municipality	LOUISVILLE
National Register District	NONE

Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	NONE
System Development District	NO
Zoning Code	R5

Owner Information

Name: DUFFY, PROPERTIES FRANCK LLC
Address: 1815 CASSELBERRY RD, LOUISVILLE, KY 40205-1631

Contact Information

Type: Applicant
Name: Scott Huff
Address: 9931 E Main St
Louisville KY 40206
Phone: 5026564971
Email: scott@eldridgecompany.com

Owner Certification Statement

Application Submitted By:

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. 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.



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 22-004-0149 Intake Staff: M

Date: 6-23-22 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: 1728 Payne St. - Duffy

Project Address / Parcel ID: 1728 Payne St., Louisville, KY 40206 / 070B00360000

Total Acres: .2955 acres

Project Cost (exterior only): \$400K PVA Assessed Value: \$94,790

Existing Sq Ft: 0sf New Construction Sq Ft: 9232sf Height (Ft): 31' Stories: 2

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

New construction of (2) energy efficient approx. 4,616sf, 2-story apartment buildings to be constructed over crawl space foundation. The buildings will be located on a mostly vacant lot (with the exception of an existing 1-story CMU building at the rear that will remain) along Payne St. in the Clifton neighborhood. Each building measures approx. 26'-0" W x 93'-10.5" D x 30'-10" H and contains (4) 2 bedroom units.

The structures are to be clad primarily in masonry with smooth vertical fiber cement siding and cedar tongue-and-groove siding accents.

ADA accessible parking will be provided in the rear of the property with alley access. Trash collection at the rear alley has been coordinated with appropriate agencies, and a concrete pad for staging of garbage receptacles will be provided.

22-004-0149

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: James Duffy

Name: Scott Huff

Company: Duffy Properties Franck LLC

Company: Eldridge Company

Address: 1815 Casselberry Rd.

Address: 931 E. Main St.

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40206

Primary Phone: 502-432-9355

Primary Phone: 502-656-4971

Alternate Phone: _____

Alternate Phone: _____

Email: james@beargrassdevelopment.com

Email: scott@eldridgecompany.com

Owner Signature (required):



Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: _____

Name: Scott Huff

Company: _____

Company: Eldridge Company

Address: _____

Address: 931 E. Main St.

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40206

Primary Phone: _____

Primary Phone: 502-656-4971

Alternate Phone: _____

Alternate Phone: _____

Email: _____

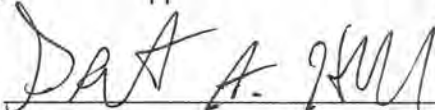
Email: scott@eldridgecompany.com

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, Scott A. Huff, in my capacity as representative, hereby
representative/authorized agent/other

certify that Duffy Properties Franck 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: 6/20/2022
June 22 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



Land Development Report

June 13, 2022 1:19 PM

[About](#) [LDC](#)

Location

Parcel ID: 070B00360000
Parcel LRSN: 56518
Address: NONE

Zoning

Zoning: R5
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: CLIFTON
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0027F

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

Services

Municipality: LOUISVILLE
Council District: 9
Fire Protection District: LOUISVILLE #4
Urban Service District: YES





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CITY OF CHICAGO

James Duffy
Duffy Properties Franck LLC
1815 Casselberry Rd.
Louisville, KY 40205

Satori, Theodore J. & Betty M.
1732 Payne St.
Louisville, KY 40206

Reed, Karen
1729 Payne St.
Louisville, KY 40206

Scott Huff
Eldridge Company
931 E. Main St.
Louisville, KY 40206

Avila, Home LLC
1733 Payne St.
Louisville, KY 40206

Florence, Lynn
1720 Payne St.
Louisville, KY 40206

Reddy, Veena Chejerla
1731 Payne St.
Louisville, KY 40206



James Duffy
Duffy Properties Franck LLC
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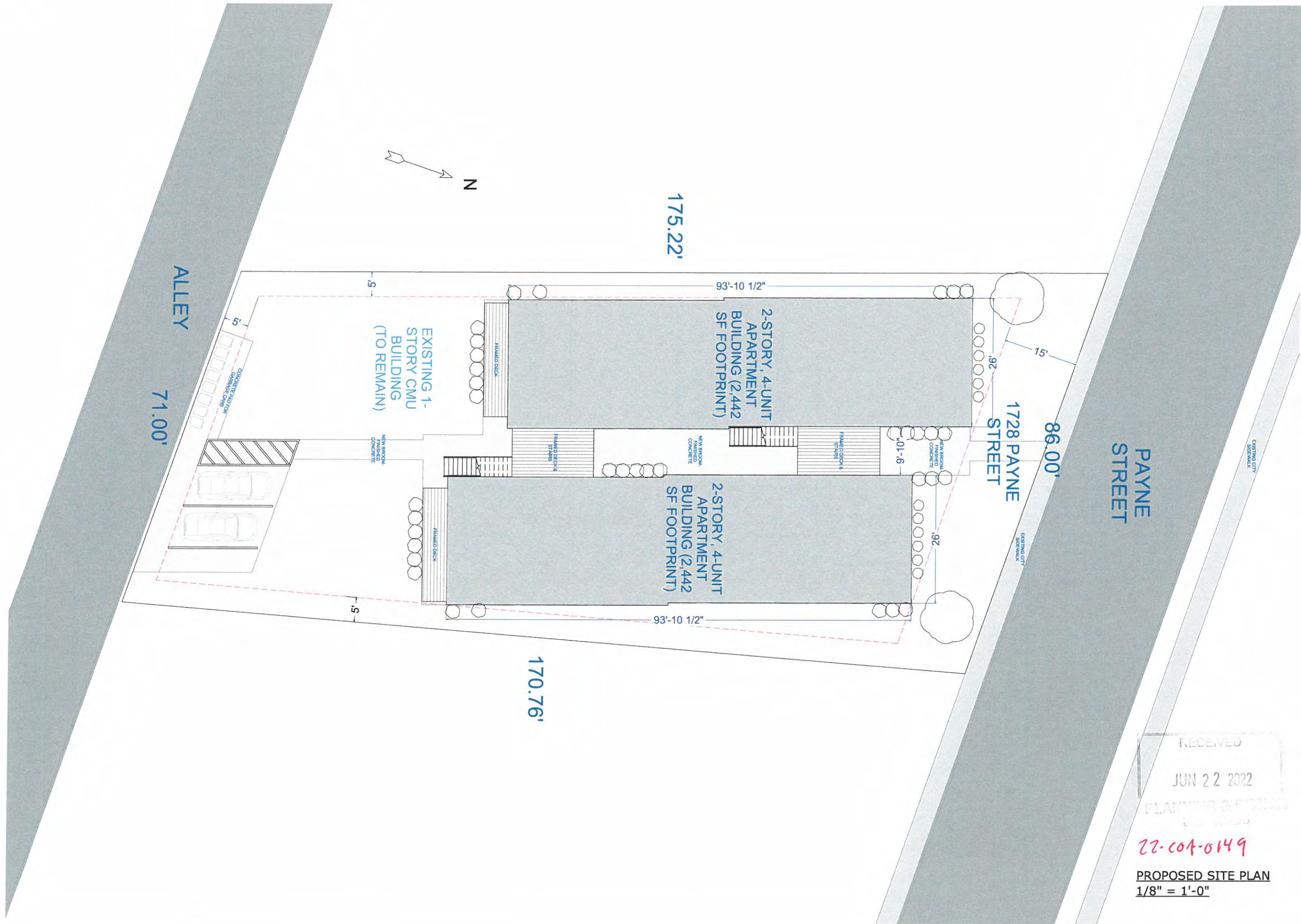
Satori, Theodore J. & Betty M.
1732 Payne St.
Louisville, KY 40206


Avila, Home LLC
1733 Payne St.
Louisville, KY 40206

Reddy, Veena Chejerla
1731 Payne St.
Louisville, KY 40206

Reed, Karen
1729 Payne St.
Louisville, KY 40206

JUL 22 2022






NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED SITE
PLAN
1/8" = 1'-0"

PROJECT DESCRIPTION:
JAMES DUFFY
1728 Payne Street
Louisville, KY 40206

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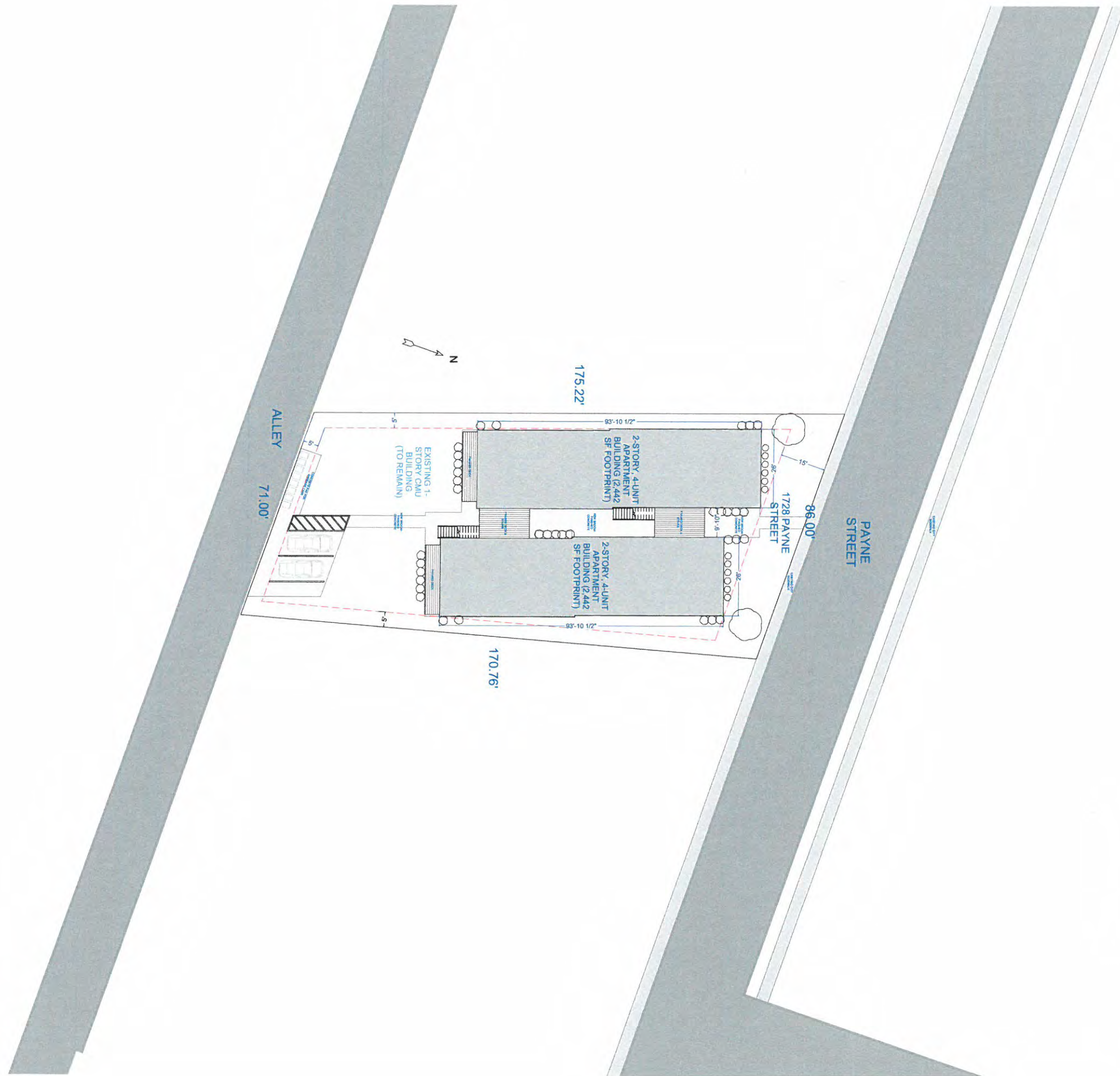
DESIGNED AND
BUILT BY:

ELDRIDGE
931 East Main Street
Louisville, KY 40206
502.625.5565

DATE:
6/22/22

SCALE:
1/8" = 1'-0"



SHEET:
A-4

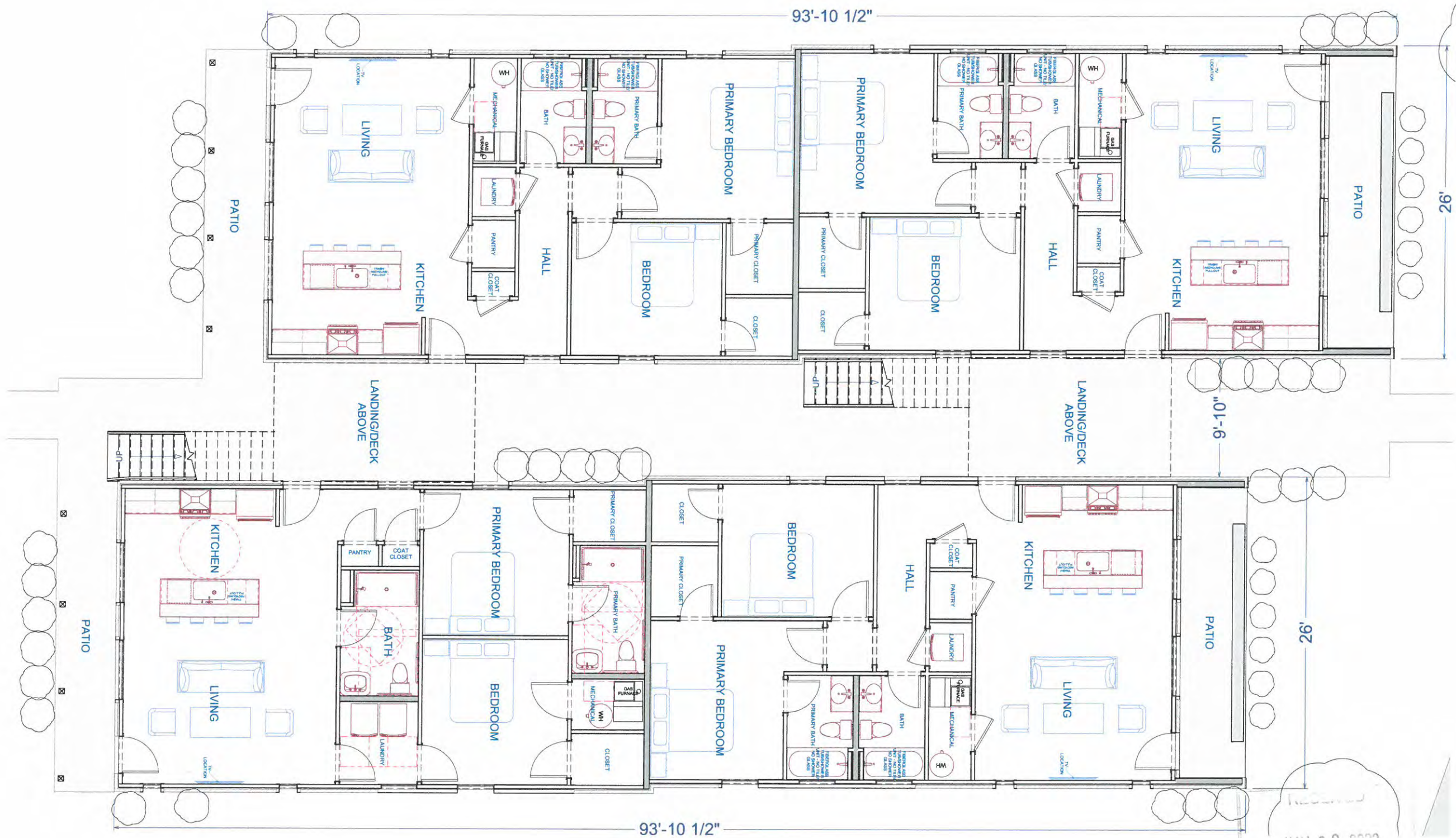
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22-004-0149
PROPOSED SITE PLAN
1/8" = 1'-0"




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PLANNING DEPARTMENT

PROPOSED SITE PLAN
1/16" = 1'-0"

			
NO.	DESCRIPTION	BY	DATE
SHEET TITLE: PROPOSED SITE PLAN 1/16" = 1'-0"			
PROJECT DESCRIPTION: JAMES DUFFY 1728 Payne Street Louisville, KY 40206			
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DESIGNED AND BUILT BY:  ELDRIDGE <small>931 East Main Street Louisville, KY 40206 502.625.5565</small>			
DATE: 6/22/22			
SCALE: 1/16" = 1'-0"			
SHEET: A-5			



PROPOSED FIRST FLOOR PLANS




NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FIRST FLOOR PLANS

PROJECT DESCRIPTION:
JAMES DUFFY
1728 Payne Street
Louisville, KY 40206

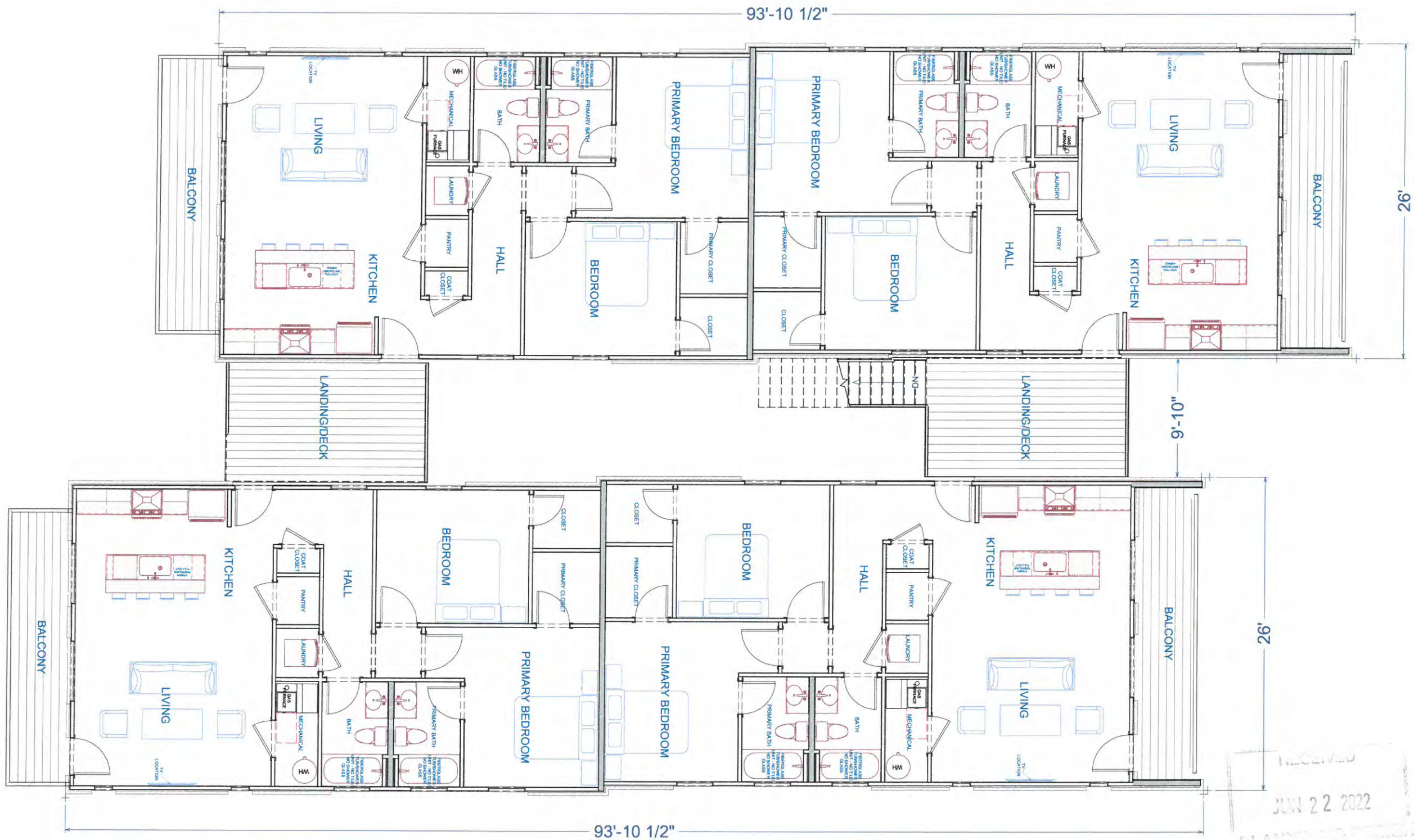
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Louisville, KY 40206
502.625.5565

DATE:
6/22/22


SCALE:
1/4" = 1'-0"

SHEET:
A-6



PROPOSED SECOND FLOOR PLANS

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DEPARTMENT



NO.	DESCRIPTION	BY	DATE


SHEET TITLE:
PROPOSED
SECOND FLOOR
PLANS

PROJECT DESCRIPTION:
JAMES DUFFY
1728 Payne Street
Louisville, KY 40206

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DATE:
6/22/22
SCALE:
1/4" = 1'-0"
SHEET:
A-7



PROPOSED NORTHWEST-FACING EXTERIOR ELEVATION



NO.	DESCRIPTION	BY	DATE


SHEET TITLE:
PROPOSED
NORTHWEST-
FACING EXTERIOR
ELEVATION

PROJECT DESCRIPTION:
JAMES DUFFY
1728 Payne Street
Louisville, KY 40206

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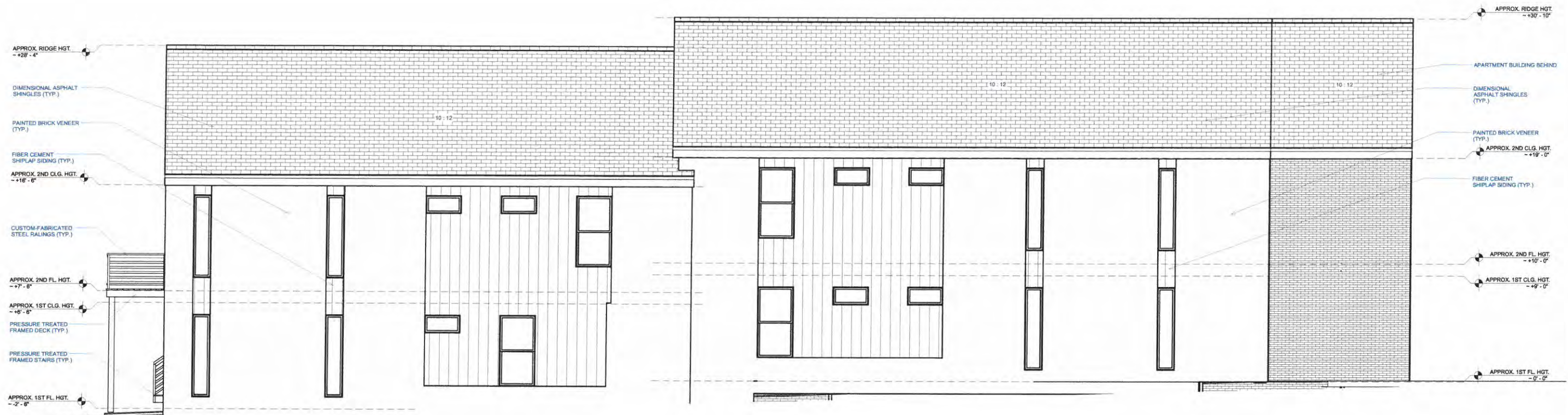
ELDRIDGE

931 East Main Street
Louisville, KY 40206
502.625.5585

DATE:
6/20/22

SCALE:
3/8" = 1'-0"

SHEET:
A-8



PROPOSED NORTHEAST-FACING EXTERIOR ELEVATION



PROPOSED SOUTHWEST-FACING EXTERIOR ELEVATION



DATE

BY

DESCRIPTION

NO.

SHEET TITLE:

PROPOSED
NORTHEAST- &
SOUTHWEST-
FACING EXTERIOR
ELEVATIONS

PROJECT DESCRIPTION:

JAMES DUFFY
1728 Payne Street
Louisville, KY 40206

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DATE:

6/20/22

SCALE:


1/4" = 1'-0"

SHEET:

A-9



PROPOSED SOUTHEAST-FACING EXTERIOR ELEVATION



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROPOSED
SOUTHEAST-
FACING EXTERIOR
ELEVATION


PROJECT DESCRIPTION:

JAMES DUFFY
1728 Payne Street
Louisville, KY 40206

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ELDRIDGE

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Louisville, KY 40206
502.625.5565

DATE:

6/20/22

SCALE:

3/8" = 1'-0"

SHEET:

A-10





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