

Landmark



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 14COA1237

Intake Staff: JS

Date: 10/7/10

Fee: —

## 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 Numbers<sup>2</sup>: 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: Gene W. Milner, Jr.

Company: Gato/Milner, LLC

Company: Gato/Milner, LLC

Address: 5125 Peachtree Industrial Blvd

Address: 5125 Peachtree Industrial Blvd

City: Norcross State: GA Zip: 30092

City: Norcross State: GA Zip: 30092

Primary Phone: 770-734-5300

Primary Phone: 770-734-5300

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

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

Email: GMILNER@MILNER.COM

Email: GMILNER@MILNER.COM

Owner Signature (required): 

Attorney: ☒ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Clifford H. Ashburner

Name: Mark Bailey

Company: Dinsmore & Shohl, LLP

Company: Bailey Associates

Address: 101 S. Fifth Street, Suite 2500

Address: 1536 Lytle Street

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40203

Primary Phone: 502-540-2382

Primary Phone: 502-584-3773

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

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

Email: Clifford.ashburner@dinsmore.com

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, 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:  Date: 10/7/16

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 Report<sup>1</sup>
- ☐ 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: 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

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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 2<sup>nd</sup> 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.



## 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 <http://www.louisvilleky.gov/PlanningDesign>.

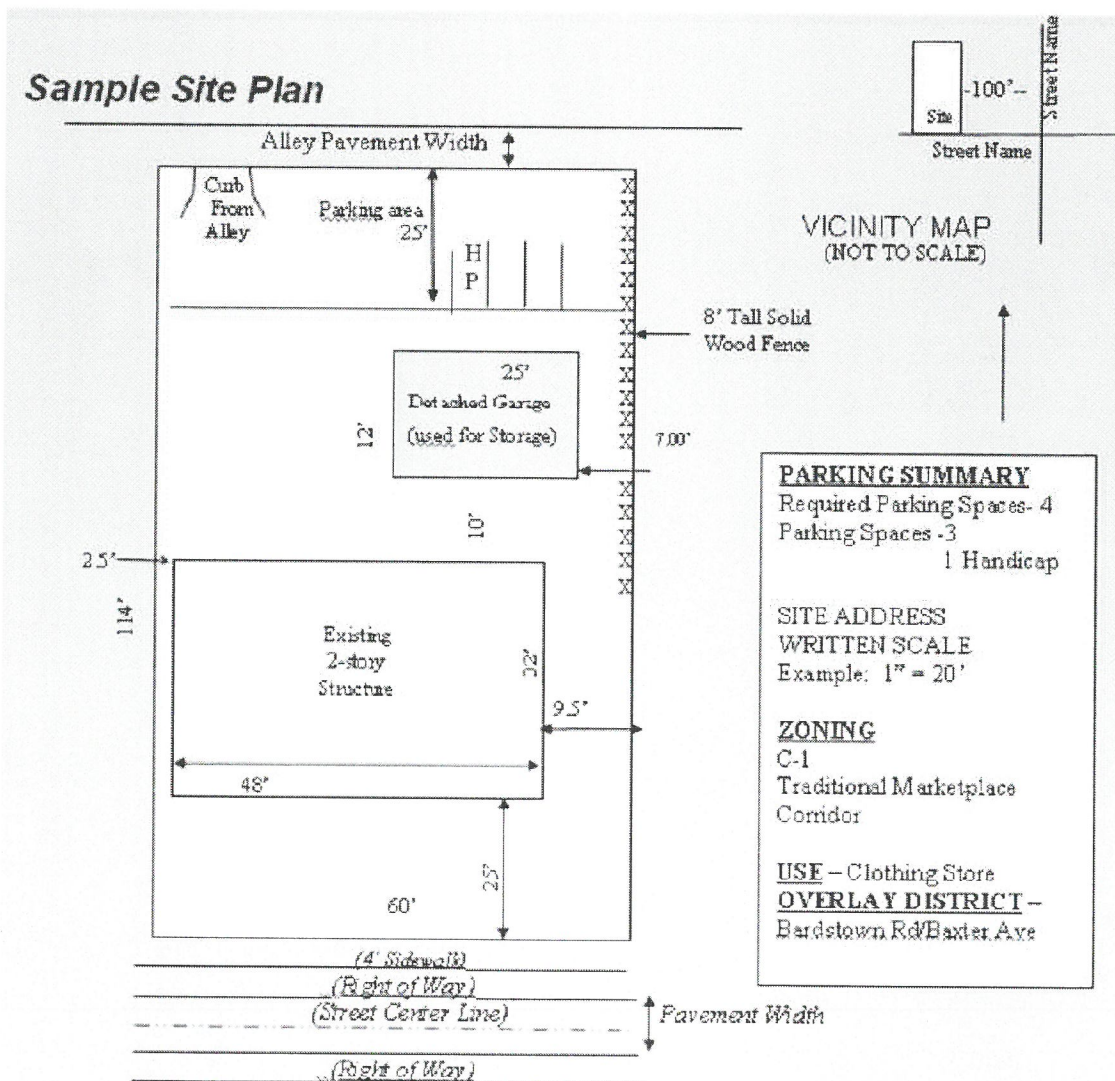
## Definitions:

**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

October 7, 2016 1:13 PM

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  
Local Regulatory Floodplain Zone: NO  
Local Regulatory Conveyance 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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Clifford H. Ashburner  
(502) 540-2382 (direct) ^ (502) 585-2207 (fax)  
clifford.ashburner@dinsmore.com

October 7, 2016

Savannah Darr  
Metro Planning  
444 South Fifth Street  
Suite 300  
Louisville, KY 40202-4313

Dear Savannah:

I am writing to request that the Individual Landmarks Architectural Review Committee consider the attached application for changes to the Belknap School site at 1801 Sils Avenue. The owner proposes to add parking to the site as shown on the development plan attached. The Development Review Committee of the Planning Commission approved this plan unanimously at its October 5, 2016 meeting after our client reached agreement with the Belknap Neighborhood Association to reduce the amount of parking on-site to that which is currently shown on the plan. Based on our previous appearance before the ARC, I believe this plan meets the needs of the applicant and incorporates the guidance received from the ARC and the staff.

If you have any questions, please feel free to call me.

Sincerely,

Dinsmore & Shohl LLP



Clifford H. Ashburner

CHA:le

Attachment

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