



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17COA1091

Intake Staff: BSJ

Date: 4/13/17

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: Code Enforcement/Nuisance Abatement Demolition

Project Address / Parcel ID: 621 W Kentucky St / 029E00240000 & 029E00230000

Deed Book(s) / Page Numbers<sup>2</sup>: 7577 / 0154

Total Acres: 0.075

Project Cost: ~\$12,000

PVA Assessed Value: \$115,830

Existing Square Feet: 2120 New Construction Square Feet: — Height (ft.): — Stories: —

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

This request is for the non-emergency, code enforcement and nuisance abatement demolition of the structure located at 621 W Kentucky Street. This structure has been vacant since 2013 and code enforcement has inspected it over 90 times in the last 17 years. The property has been abandoned by the owners and has accumulated over \$27,000 in property maintenance fines and penalties. This structure is dilapidated and dangerous and was referred to the Office of Vacant & Public Property Administration for demolition on 2/8/17 per Chapter 156.807 of the Property Maintenance Code which states, "The Code Official shall order the owner of premises upon which is located any structure or part thereof, which in the Code Official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and to demolish and remove such structure or part thereof."

Building Inspector Allen Porter inspected this structure on 2/23/17 and found it to be in severe disrepair. The wall, floor, and roof assemblies are extremely deteriorated. The foundation also appears deteriorated. The exterior walls are bowing outward. Inspector Porter stated that while he does not believe there is an immediate threat of collapse, this bowing is a definite sign of significant structural decay. His assessment is that this building is structurally unsalvageable.

We do not make this request lightly, however this property has been allowed to fall into such disrepair that it has become a danger to the public and is a significant nuisance to surrounding residents.

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**Contact Information:**

**Owner:** ☐ Check if primary contact

**Applicant:** ☐ Check if primary contact

Name: Carl Andrew & LaShonda N. Fletcher

Name: Carrie Fry

Company: \_\_\_\_\_

Company: Develop Louisville / VPPA

Address: 304 Doe Run Rd

Address: 444 S 5th St

City: Sellersburg State: IN Zip: 47172

City: Louisville State: KY Zip: 40202

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

Primary Phone: 502-574-2879

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

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

Email: \_\_\_\_\_

Email: Carrie.fry@louisvilleky.gov

**Owner Signature (required):** \_\_\_\_\_

**Attorney:** ☐ Check if primary contact

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

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

Email: \_\_\_\_\_

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, \_\_\_\_\_, in my capacity as \_\_\_\_\_, hereby  
representative/authorized agent/other

certify that \_\_\_\_\_ 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: \_\_\_\_\_

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.

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## 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:

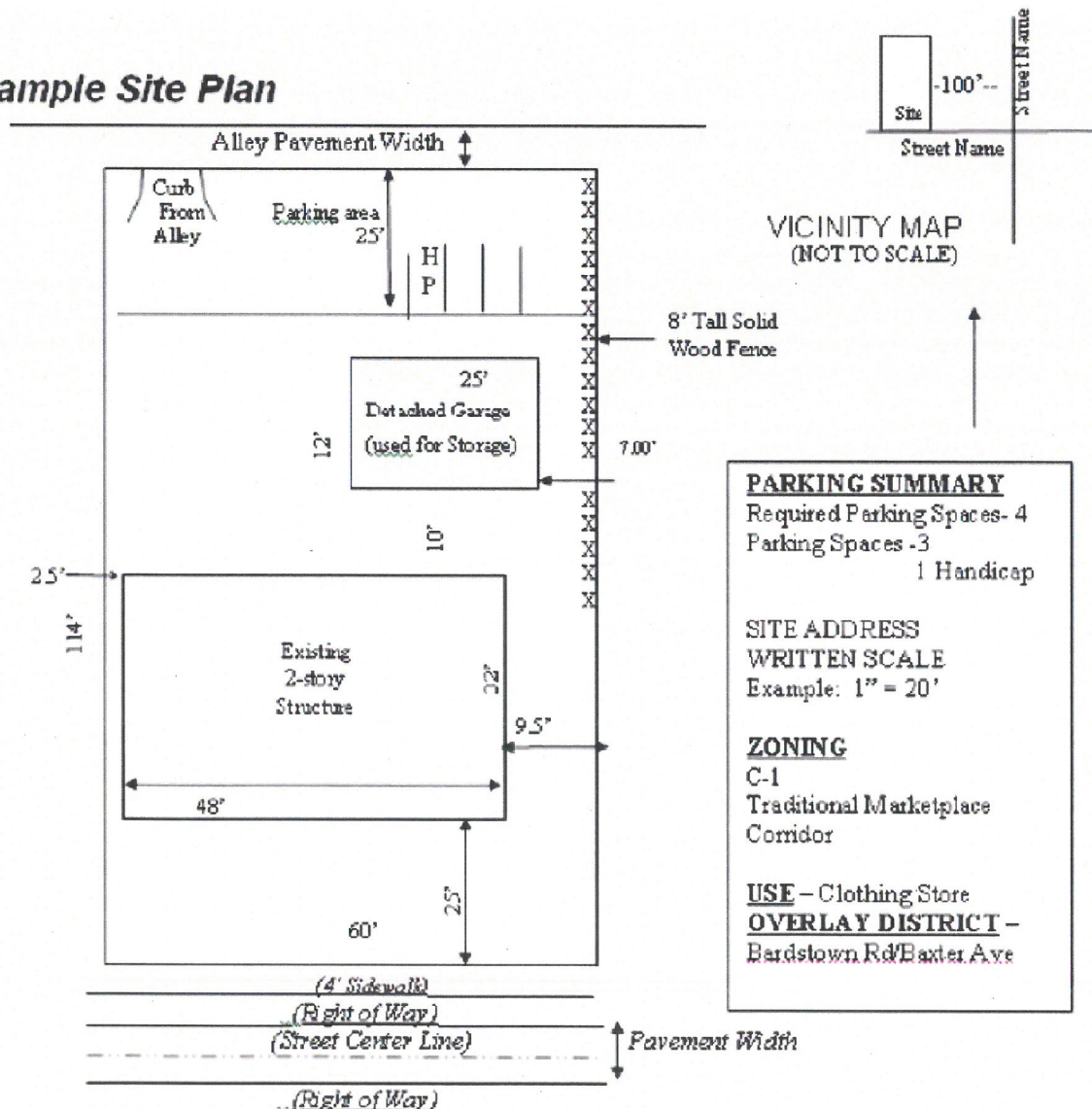
**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires 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>

## Sample Site Plan



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0 30 60ft

**621 W Kentucky St**

4/13/2017, 4:05:57 PM



Louisville Metro, MSD, LWC & PMA © 2017  
This map is not a legal document and should only be used  
for general reference and identification.

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## Land Development Report

April 13, 2017 4:06 PM

About LDC

### Location

**Parcel ID:** 029E00230000  
**Parcel LRSN:** 8003873  
**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:** B-18-03

### Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** LIMERICK  
**National Register District:** LIMERICK  
**Urban Renewal:** NO  
**Enterprise Zone:** YES  
**System Development District:** NO  
**Historic Site:** NO

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### Environmental Constraints

#### Flood Prone Area

**FEMA Floodplain Review Zone:** NO  
**FEMA Floodway Review Zone:** NO  
**Local Regulatory Floodplain Zone:** YES  
**Local Regulatory Conveyance Zone:** NO  
**FEMA FIRM Panel:** 21111C0041E

#### 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  
**Drainage Credit Program:** CSO029, CSO193 - Project(s) Value between \$.04 - \$1.5

### Services

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

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