



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17COA1244

Intake Staff: NH

Date: 10/27/17

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)

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Project Name: Driveway and Fence

OCT 27 2017

Project Address / Parcel ID: 2225 Sycamore Ave

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Deed Book(s) / Page Numbers<sup>2</sup>: \_\_\_\_\_

Total Acres: \_\_\_\_\_

Project Cost: Driveway \$1900, Fence \$11900 PVA Assessed Value: \_\_\_\_\_

Existing Square Feet: \_\_\_\_\_ New Construction Square Feet: \_\_\_\_\_ Height (ft.): \_\_\_\_\_ Stories: \_\_\_\_\_

Project Description (use additional sheets if needed):

See additional sheets

**Contact Information:**

Owner: ☒ Check if primary contact

Applicant: ☒ Check if primary contact

Name: John Fisher

Name: John Fisher

Company: -

Company: -

Address: 908 Wicksbury Pl.

Address: 908 Wicksbury Pl.

City: Louisville State: KY Zip: 40207

City: Louisville State: KY Zip: 40207

Primary Phone: 502-454-7759

Primary Phone: 502-454-7759

Alternate Phone: 502-424-3081 (wife)

Alternate Phone: 502-424-3081 (wife)

Email: kerksailmystic@gmail.com

Email: kerksailmystic@gmail.com

Owner Signature (required): John Fisher

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: \_\_\_\_\_

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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, \_\_\_\_\_, 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.



**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:

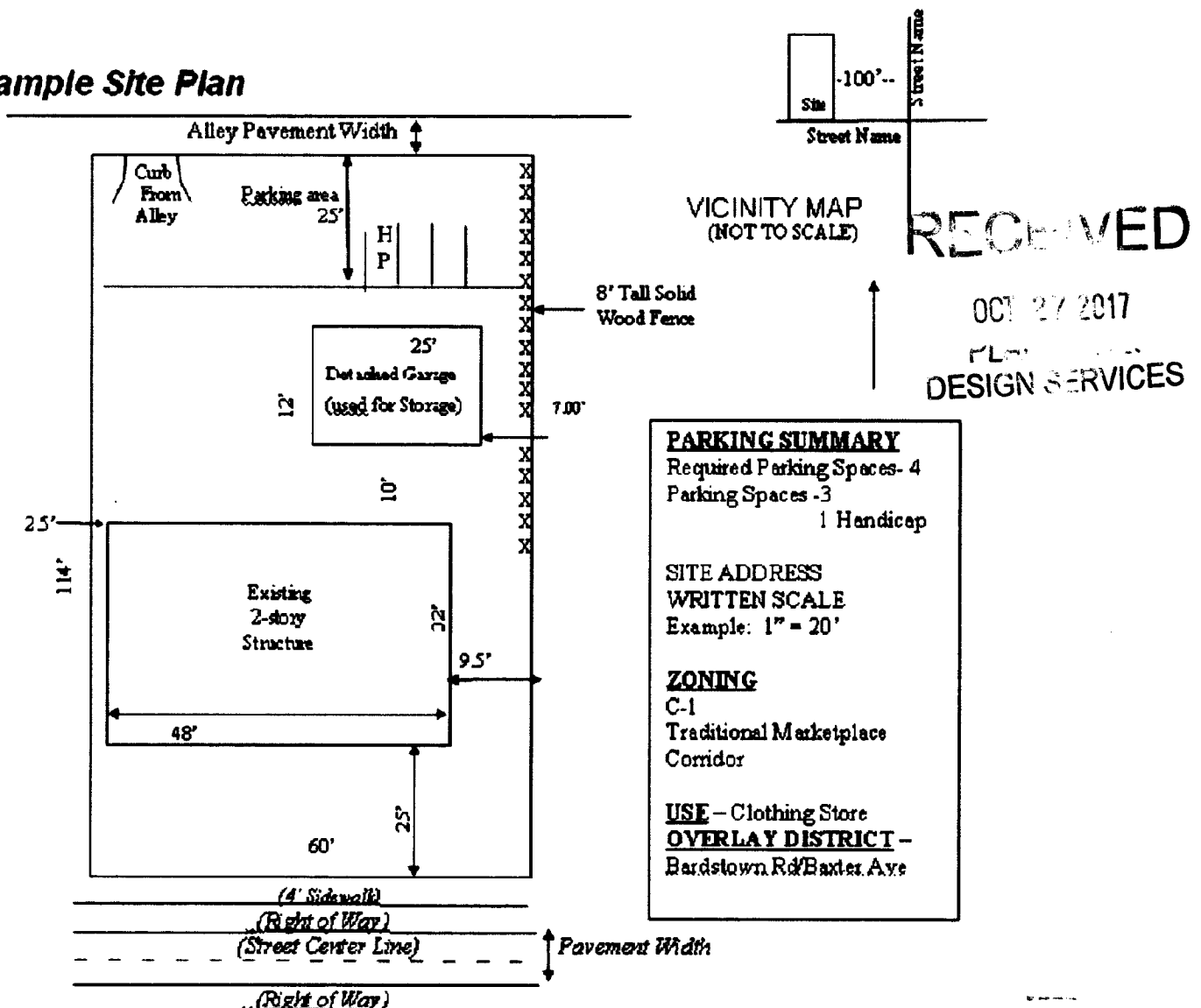
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

## 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>

## Sample Site Plan





**LANDMARKS COA  
DRIVEWAY AND FENCE PROPOSAL  
2225 Sycamore Ave, Clifton 40206**

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**Project Description**

We need to make improvements to the property in order to be able to occupy the house and grounds. It is being rented at the moment while we make necessary accommodations.

**DRIVEWAY**

We propose a driveway from Sycamore Ave to the principle structure (house). The driveway, constructed of concrete, will be 25' x 10' within a 25'4" by 10' available space.

This small driveway, located close to and level with the house, is necessary to accommodate my wife's physical condition which makes it difficult for her to walk very far or up and down (I'm sure we could attain physician verification if this is necessary).

There is no street parking near the front of the house. The existing parking area that is now in use--a make-shift graveled area at the northernmost end of the property--would necessitate walking up a steep near 100 ft hill and 13 big steps to enter the back door of the house! This is an unworkable arrangement. Additionally, this gravel area's isolation from the house and other houses invites vandalism and theft, which have already occurred this year with a car parked there (\$2300 worth of damages).

Our driveway will be next to a similar parking arrangement of our next door neighbors. Theirs accommodates three cars while ours will be smaller for just one car (we've had only one car for the last 17 years). There is clear precedence for this type of parking arrangement making it in keeping with surrounding designs; there are at least 11 similar driveways in the neighborhood. We plan an offset from the western property line in order to install plantings between driveway and next door neighbors and to beautify this improvement to the property.

**PRIVACY FENCE**

We propose to replace an existing old chainlink fence with a combination of privacy fence and 42" typical open picket fence. A between 6' and 6'6" (to accommodate the uneven contour of the property line) privacy dog-ear fence will be installed along the back end of the property and up the Jane street property line to within 26'6" or 32'5" of the corner (depending on whether this line is measured the from surveyed corner or street intersection of Jane and Sycamore), where it will graduate down to a 42" open picket fence to the corner and across the front of the house. The



graduating down section will begin 1 foot back (North) from the house facade line and go to 1 foot forward (South) of the facade line.

Supporting Data:

We have opted for a 6'-6.6 privacy fence (constructed with stained 6'x5.5" dog-ear pickets) as this matches fence design and height of similar fences in Clifton. The property line is mainly 5-6" below street grade, essentially making the fence 5'6" to 6' above the level of the street. The house will remain very visible. Directly across from the proposed fence is the Scarlet Hope building and a mostly empty parking lot. The building sits very high on elevated ground, with the occupied floors above a tall basement floor essentially negating the effect of the fence. The first occupied floor is about level with the top of our house! The fence at the rear of the property faces an alley and parking area. This section of Jane is essentially a cut-through with no houses affected by the fence.

This new fence will clean up what has been a neighborhood eyesore and health hazard for years of overgrown poison ivy, euonymus vines, and other growth. This will create a much more pleasant walk on Jane.

Due to the specific traffic pattern (one way from corner down Sycamore, one way up Jane), and the position of the 42" open picket fencing there is no problem of traffic safety at corner.

There are privacy concerns which a privacy fence will alleviate: the main yard space and interior living areas of house--bedroom, LR, Bath) face Jane. This corridor is a main Clifton thoroughfare cut-through with increasing vehicle-cars and large trucks--and pedestrian noise. This section of Jane is, sadly, an active cut-through for a vagrant population that throws trash in the yard, pan handles over the existing fence, and makes other uncomfortable contact.

Recently, in the process of creating a sidewalk down this section of Jane the city mistakenly cut down two healthy (13" in diameter!) trees on or inside our property line which had provided a good visual break. A fence will help mitigate this issue.

Given the precedence for this height of fence, the unique nature of the traffic pattern, use of street pass-through, privacy concerns, and public health and safety issues we believe this is an appropriate and reasonable request.

Thank you for your consideration.

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## Land Development Report

October 20, 2017 10:46 AM

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### Location

Parcel ID:

069F00280000

Parcel LRSN:

48671

Address:

2225 SYCAMORE AVE

### 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:

CLIFTON

Urban Renewal:

NO

Enterprise Zone:

NO

System Development District:

NO

Historic Site:

NO

### Environmental Constraints

#### Flood Prone Area

FEMA Floodplain Review Zone:

NO

FEMA Floodway Review Zone:

NO

Floodplain Ordinance Review Zone:

NO

Conveyance Zone Review Zone:

NO

FEMA FIRM Panel:

21111C0027E

#### 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:

CSO132 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality:

LOUISVILLE

Council District:

9

Fire Protection District:

LOUISVILLE #2

Urban Service District:

YES

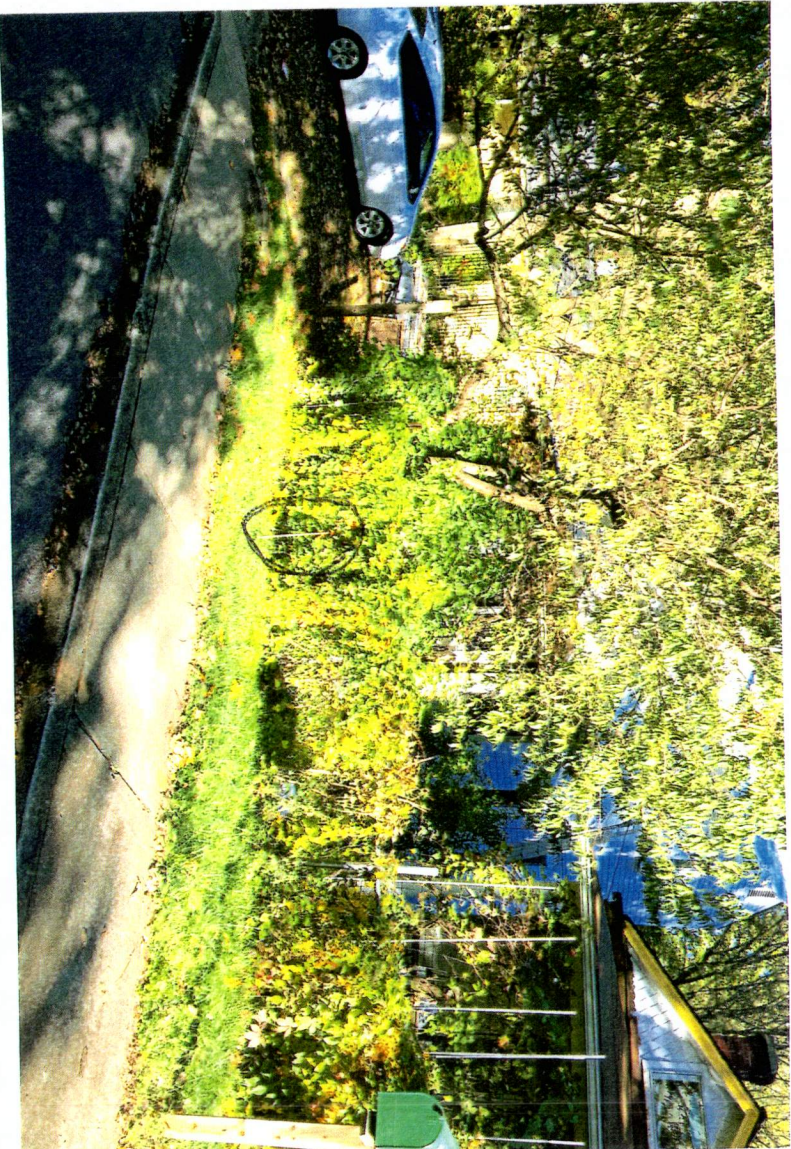
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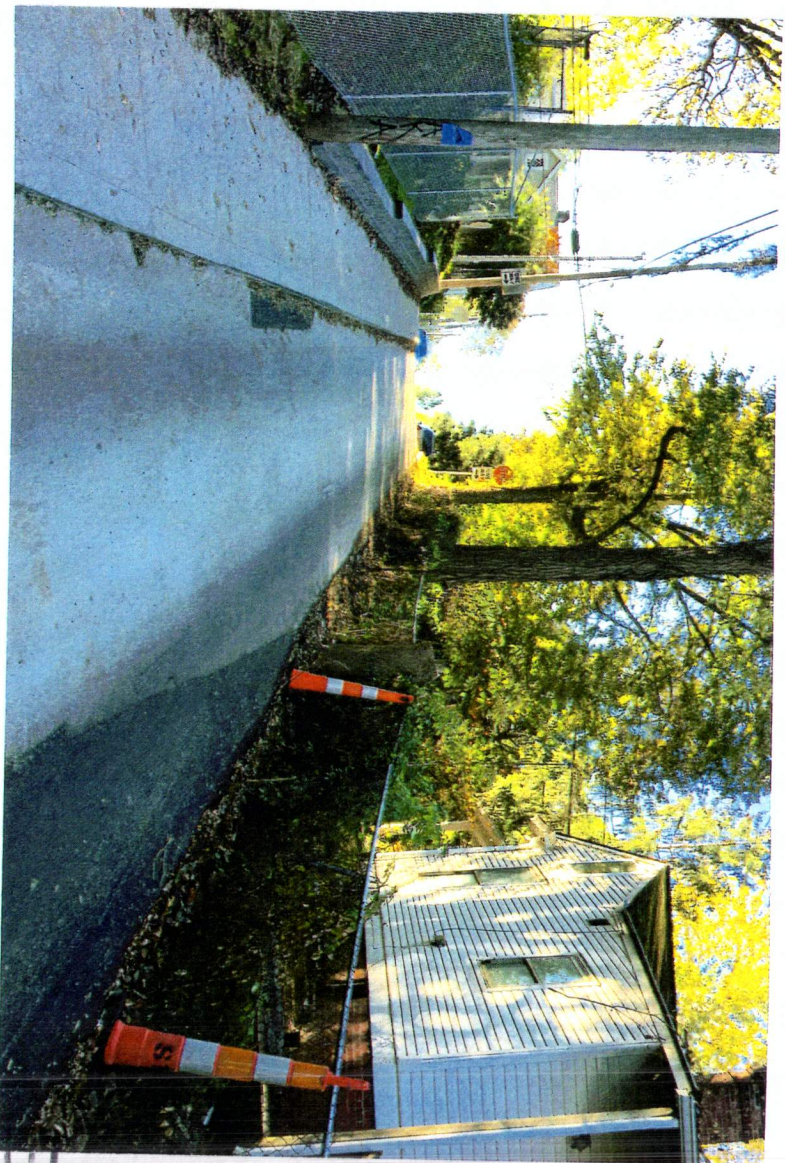
Site of driveway.

Note the property corner stake and the  
similar driveway next door.

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Fence site



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Looking up Jane St



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View from inside property to Scarlet Hope building and rear parking lot

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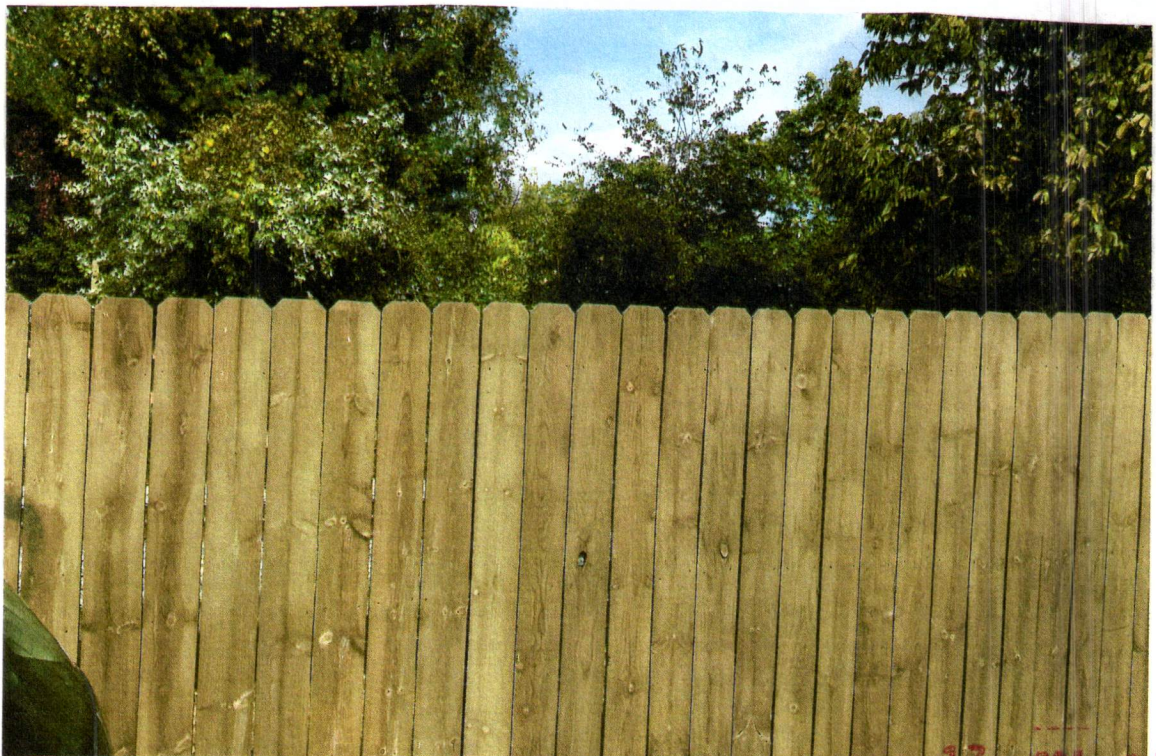


Examples of 3 nearby  
Privacy dogear fences 6'  
Our fence would look like this

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Example of nearby picket fence

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Our 42" fence will have this typical look but will be level across the top - stained to match 6'-6 1/2 ft fence





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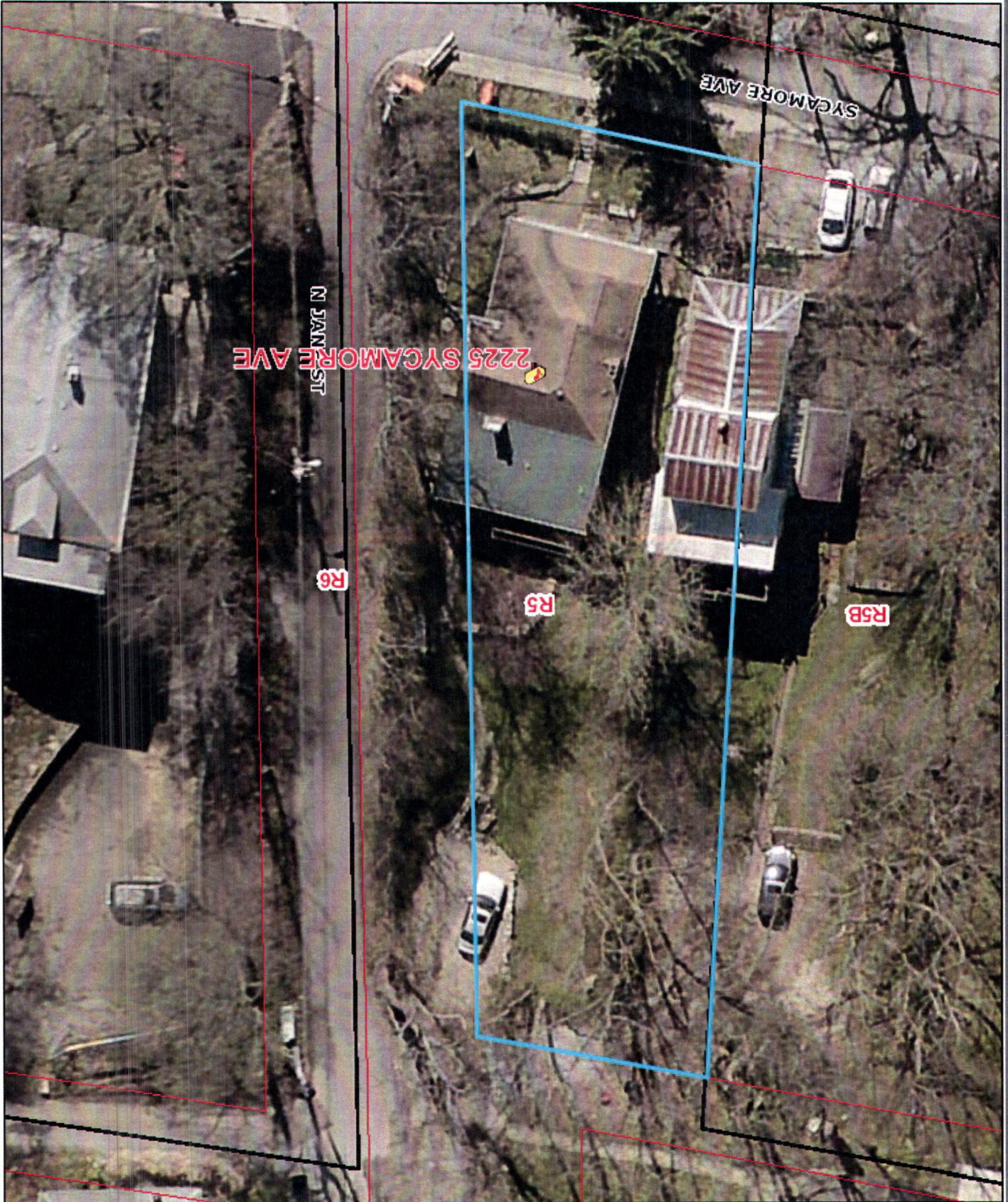
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Plot Date 10/26/2017

0  
25  
\* Distance are in feet

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Louisiana Metropolitan Sewer District (MSD)  
Louisiana Metropolitan Water Company (LMWC)  
Louisiana Metropolitan Government and  
Jefferson County Property Valuation  
Administrator (PVA). All Rights Reserved.

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- LEGEND**
- = Existing 1/2" Rebar
  - = Existing 3/4" Pipe
  - ⊙ = Set 1/2"x18" Rebar with cap stamped "SCHROLL 3570"

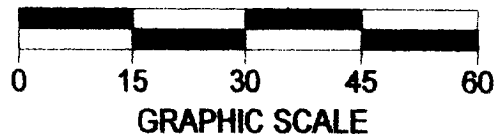
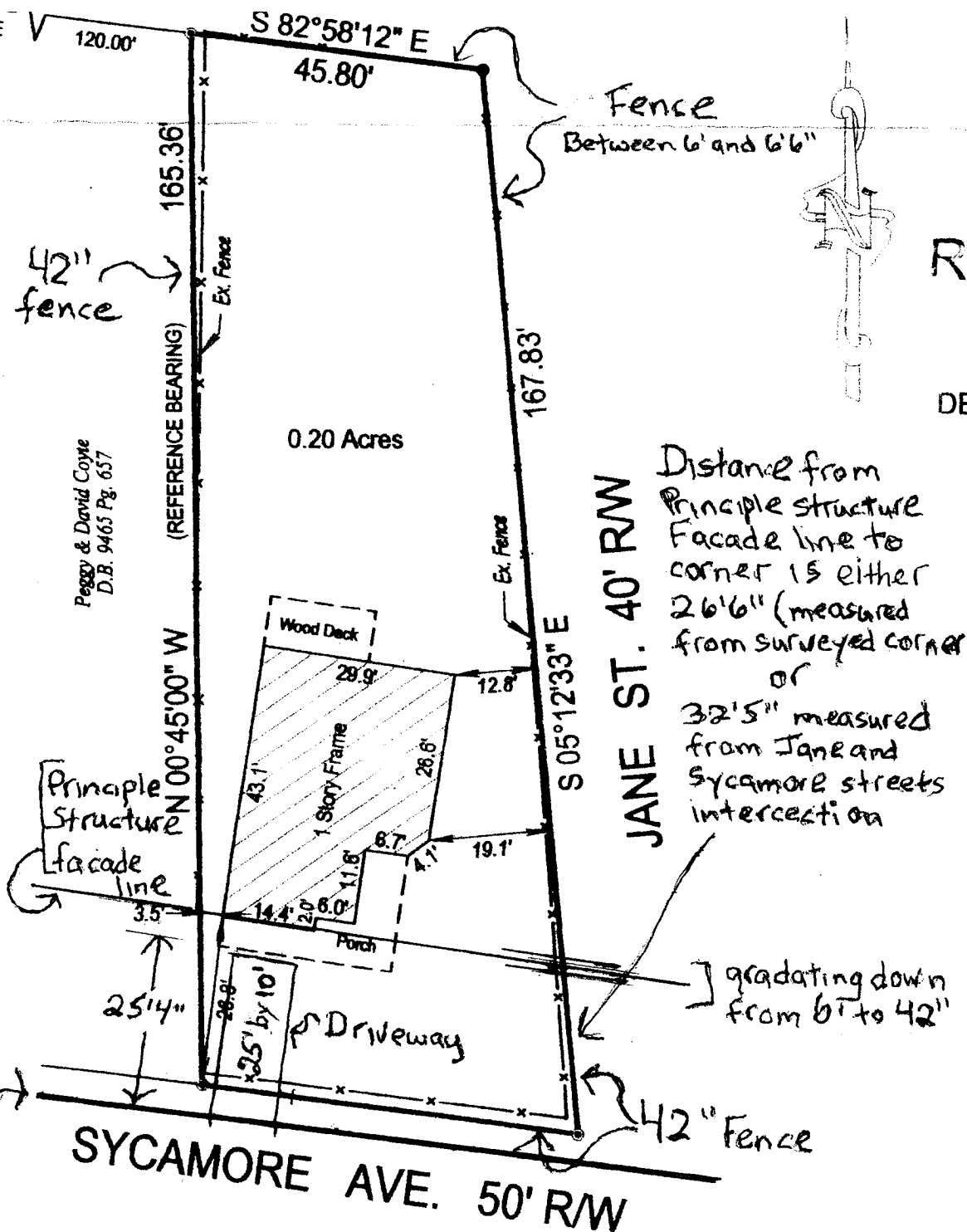
**BOUNDARY SURVEY**  
This Survey complies with KAR 18.150

Survey of: 2225 Sycamore Ave.  
Louisville, Ky. 40206  
Owner: John K. Fisher & Winifred Hoskins  
908 Wicksbury PL, Louisville, Ky. 40207  
Source of Title: D.B. 10428 Pg. 653  
Ordered By: Kerk Fisher  
Scale: 1" = 30'  
Drawn Date: 3/31/17

Job No: 2067/17  
Drawn By: Bill Schroll

**SCHROLL LAND SURVEYING LLC.**

5450 Southview Dr., LOUISVILLE, KY. 40214  
Phone: 502-367-7660  
Mobile: 502-594-6773



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Hi Becky -

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I've just delivered the 3 applications to Joel: Driveway waiver, Fence Variance, and Landmarks COA. He said he'd pass yours on to you.

Thanks so much for all your help. As I said before, you've made this whole process very pleasant!

Kirk Fisher

for 2225 Sycamore Ave