



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1040

Intake Staff: NH

Date: 3/2/18

Fee: 0

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: 814 CHEROKEE

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Project Address / Parcel ID: 814 & 816 Cherokee Rd. / 068K 0032 0000

Deed Book(s) / Page Numbers²: Deed Book: 10394 Page Number: 0029-0032

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Total Acres: 0.25450

Project Cost: \$24,000

PVA Assessed Value: \$925,000

Existing Square Feet: 4292 (1st fl.) New Construction Square Feet: 0 Height (ft.): 30' Stories: 2
2114 (2nd fl.)

Project Description (use additional sheets if needed):

The proposed project is the demolition of an existing attached greenhouse & cmu block structure located on the back side (facing parking lot) of an existing building located at 816/814 Cherokee Rd. The existing historic structure is to remain and is to be preserved for a future addition to the back. This application is not for new construction approval. The proposed new construction will be submitted under a separate application, and it is proposed to be of the appropriate scale and quality following the Cherokee Triangle and the Secretary of Interiors guidelines.

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: FB 2011 LLC

Name: Lindsey Stoughton

Company: c/o Zelkova Strategic Partners

Company: LMS Design

Address: 333 E Main St, Ste 401

Address: 816 Franklin St.

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40206

Primary Phone: 502-805-7200

Primary Phone: (317) 345-4398

Alternate Phone: 502-805-7205

Alternate Phone: _____

Email: salbatys@zelkova-sp.com

Email: stoughton@LMSdesignllc.com

Owner Signature (required):

brooke batz

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: _____

Name: Lindsey Stoughton

Company: _____

Company: LMS Design

Address: _____

Address: 816 Franklin St.

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40206

Primary Phone: _____

Primary Phone: (317) 345-4398

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: stoughton@LMSdesignllc.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, SHARON ALBATYS, in my capacity as representative/authorized agent/other, hereby

certify that FB 2011 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: _____

brooke batz

Date: 2/28/2018

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.



Land Development Report

October 20, 2017 11:18 AM

[About LDC](#)

Location

Parcel ID: 068K00320000
Parcel LRSN: 8007229
Address: MULTIPLE ADDRESSES

Zoning

Zoning: (C2), (C1)
Form District: TRADITIONAL MARKETPLACE CORRIDOR
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: BARDSTOWN ROAD
Historic Preservation District: CHEROKEE TRIANGLE
National Register District: CHEROKEE TRIANGLE
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: 21111C0042E
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: CSO084 - Project(s) Value between \$.04 - \$1.5

Services

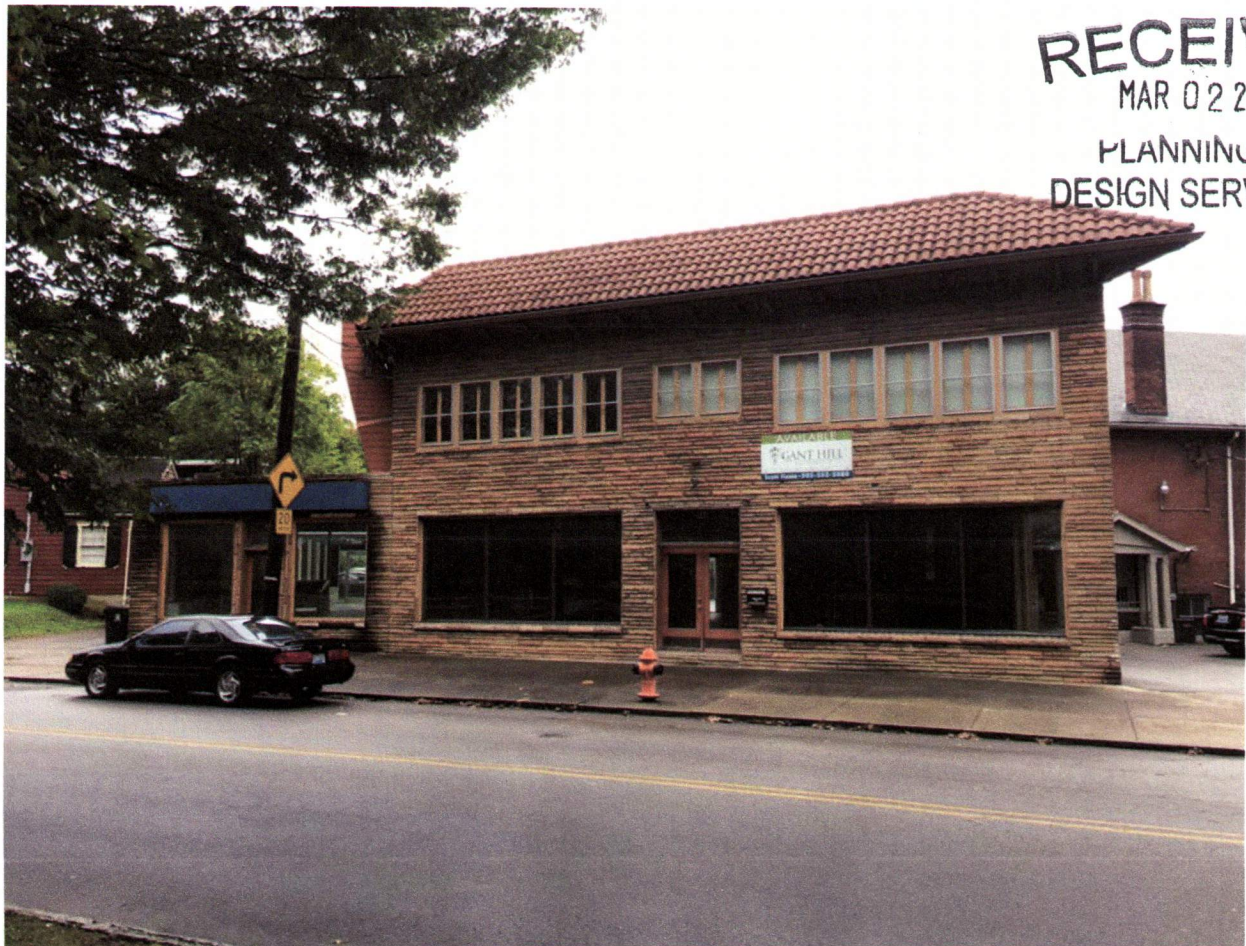
Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #4
Urban Service District: YES

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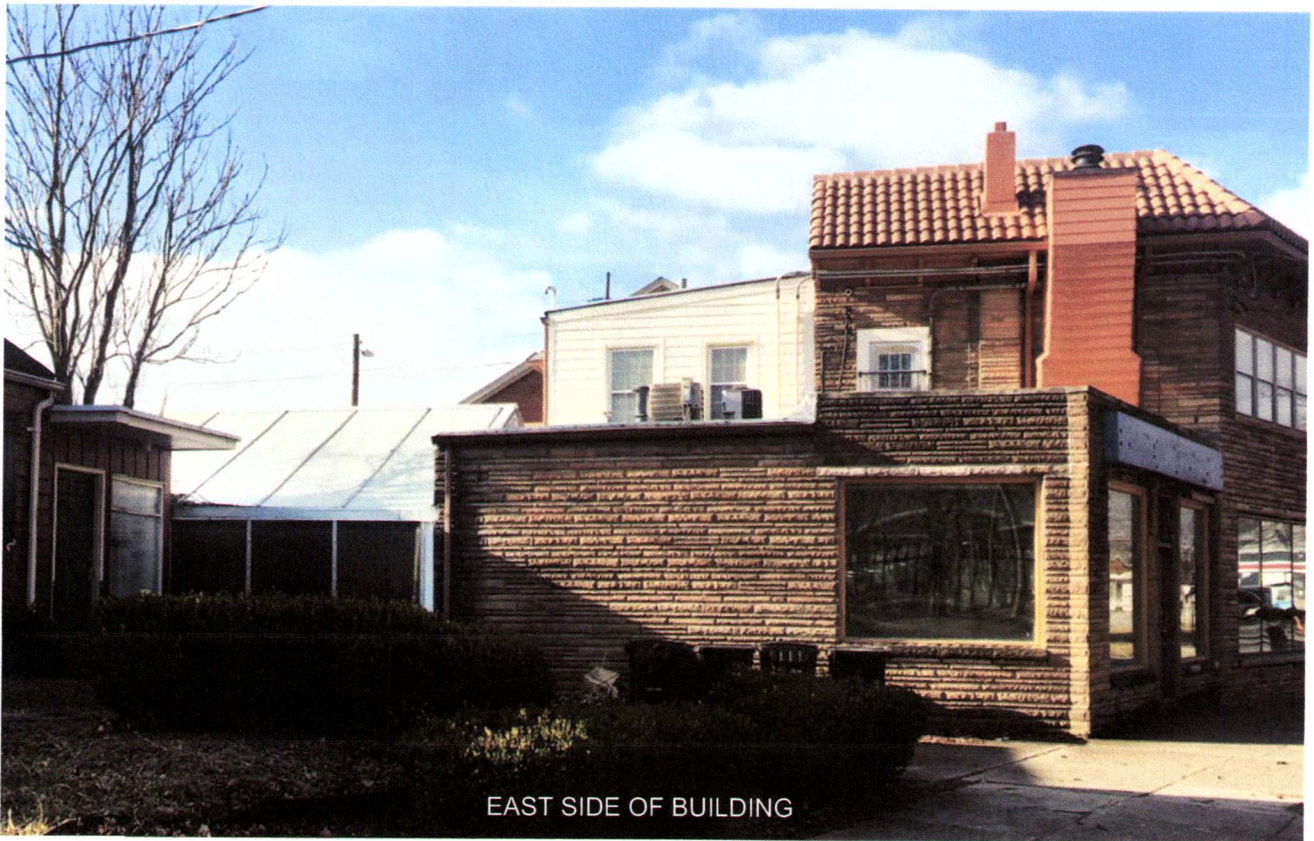


BACK OF BUILDING - SOUTH (FACING PARKING LOT)

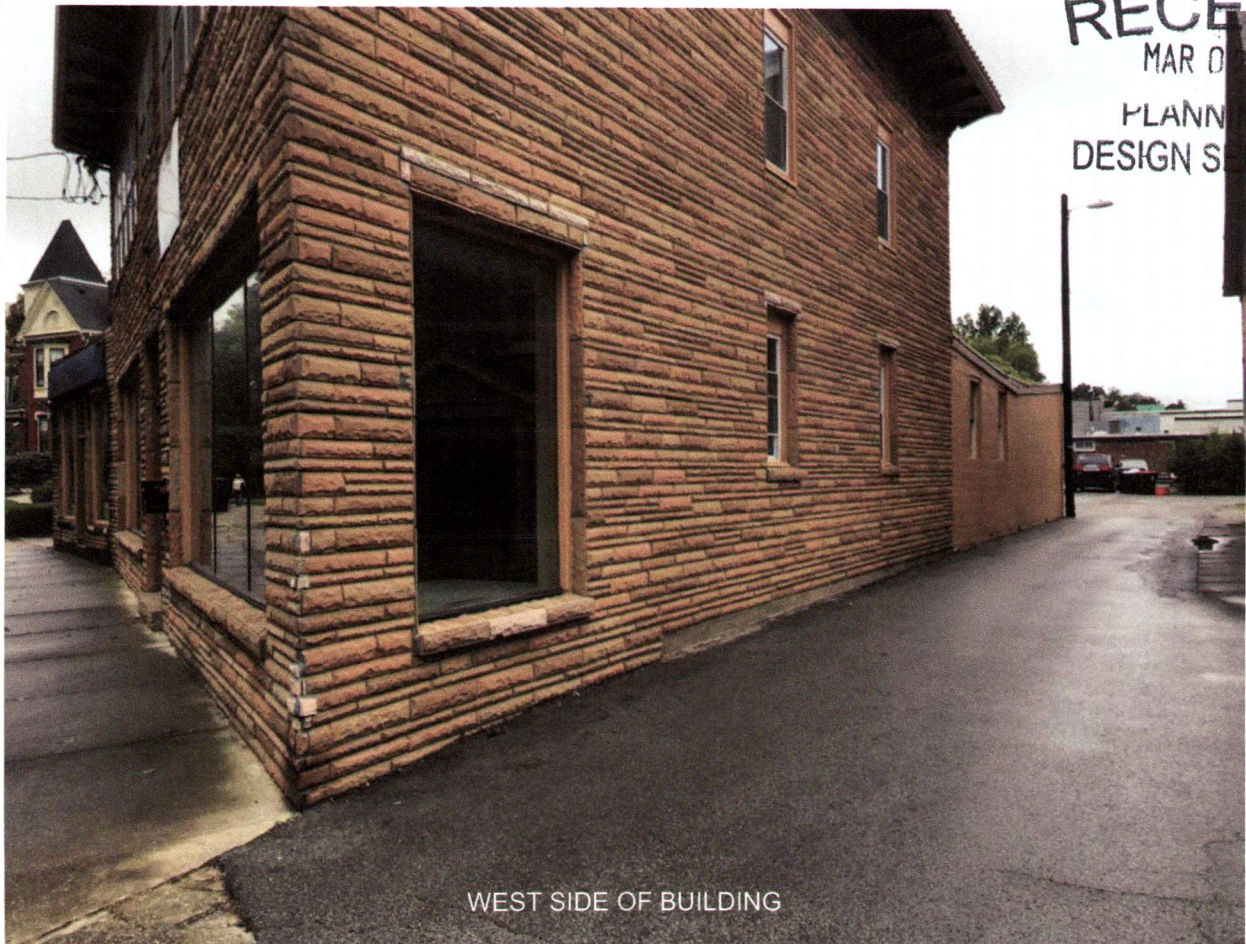


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FRONT OF BUILDING - NORTH (FACING CHEROKEE RD.) 18 COA 1040



EAST SIDE OF BUILDING



WEST SIDE OF BUILDING

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CMU BLOCK BUILDING (BACK OF BUILDING)

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GREENHOUSE (BACK OF BUILDING)



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GREENHOUSE STRUCTURE IN DISREPAIR



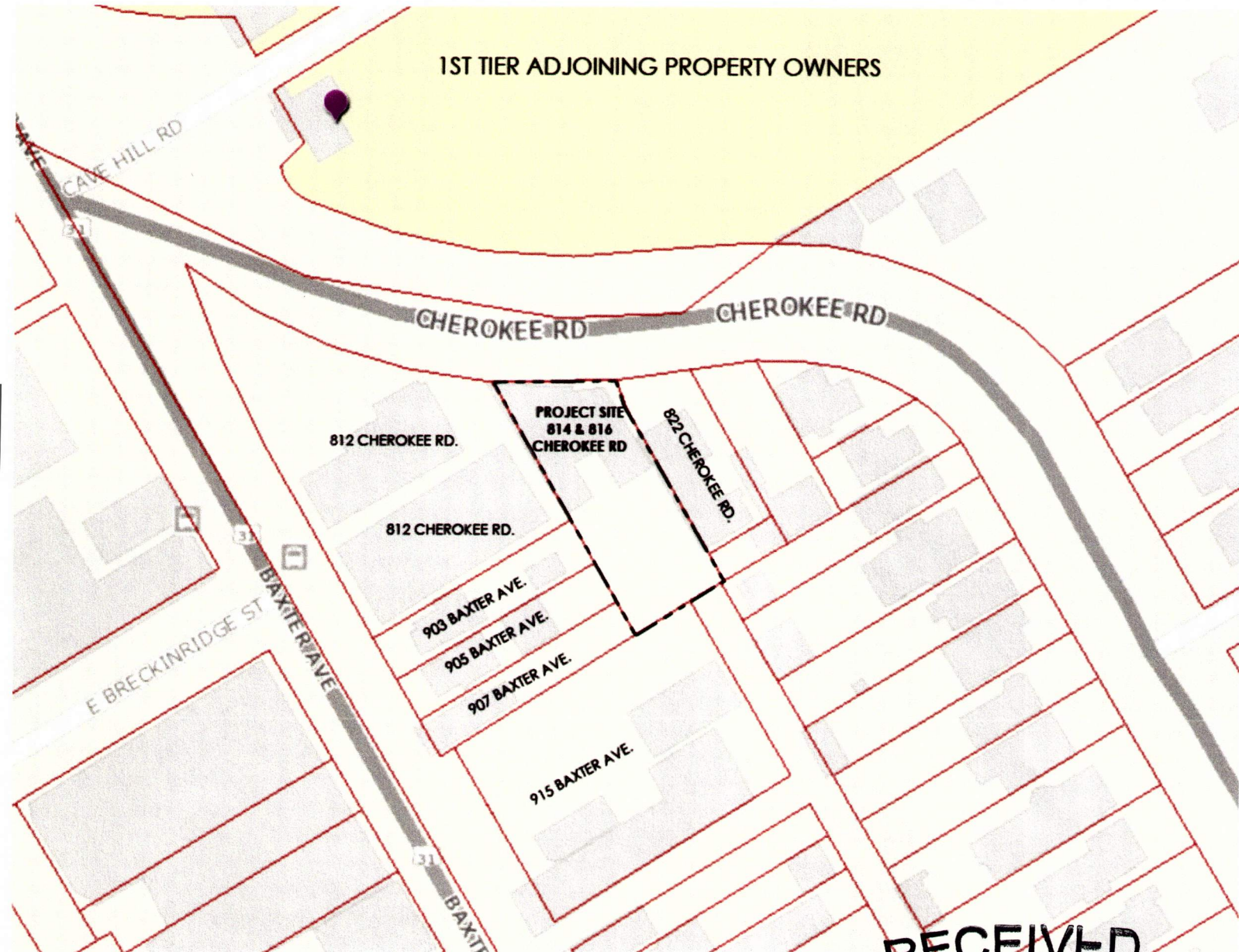
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GREENHOUSE STRUCTURE IN DISREPAIR

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1ST TIER ADJOINING PROPERTY OWNERS



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FB 2011 LLC
814 CHEROKEE RD.
LOUISVILLE KY 40204

CHURCH OF ADVENT
812 CHEROKEE RD.
LOUISVILLE KY 40204

VAN DE HAVEN LLC
903 BAXTER AVE.
LOUISVILLE KY 40204

CJ PROPERTIES LLC
905 BAXTER AVE.
LOUISVILLE KY 40204

AER REAL ESTATE INVESTMENT
907 BAXTER AVE.
LOUISVILLE KY 40204

BSD INVESTMENTS
822 CHEROKEE RD.
LOUISVILLE KY 40204

AER REAL ESTATE INVESTMENT
915 BAXTER AVE.
LOUISVILLE KY 40204

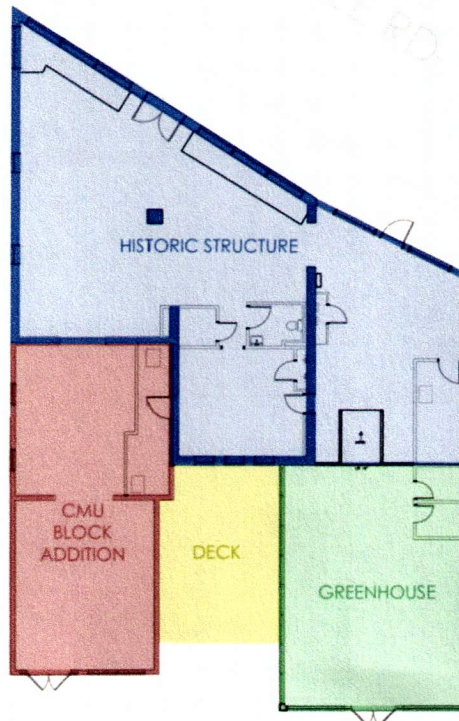
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814 CHEROKEE

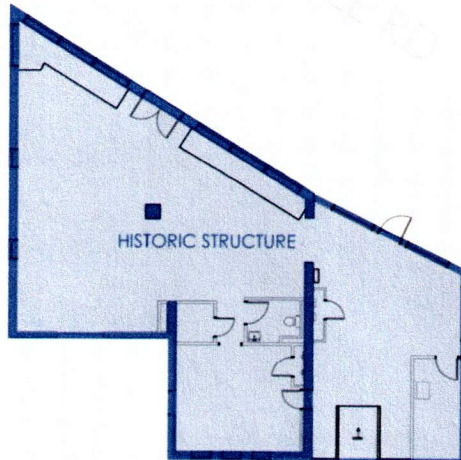
CONCEPT FOR FUTURE ADDITION

[FOR REFERENCE ONLY]
NOT FOR REVIEW

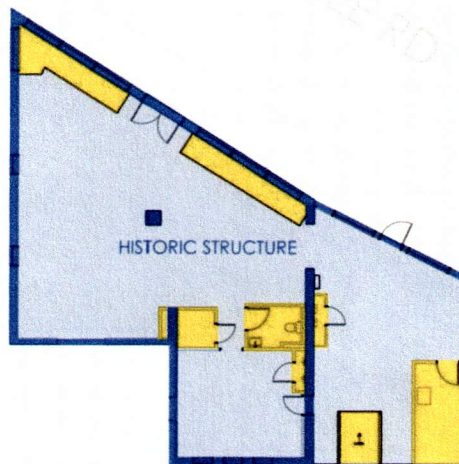
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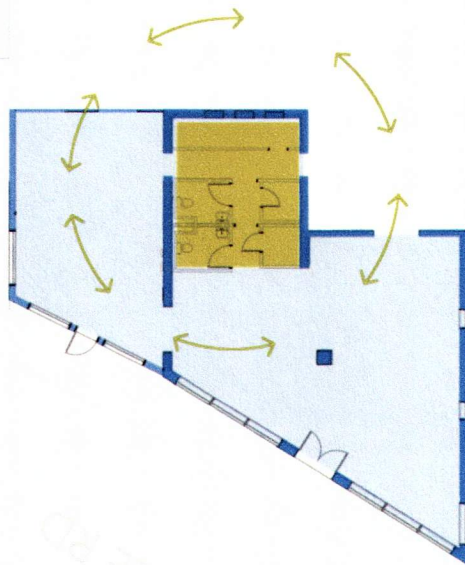
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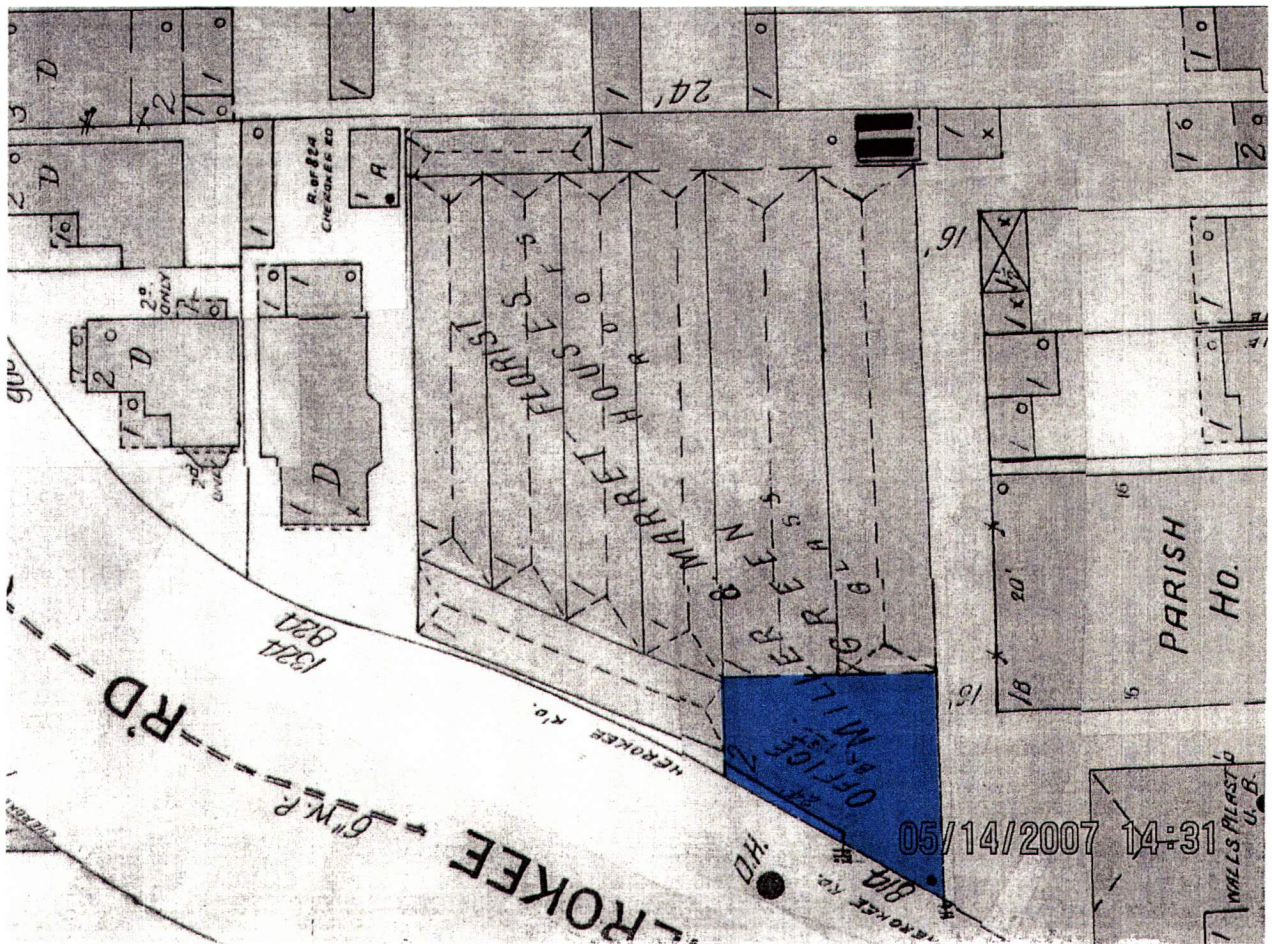
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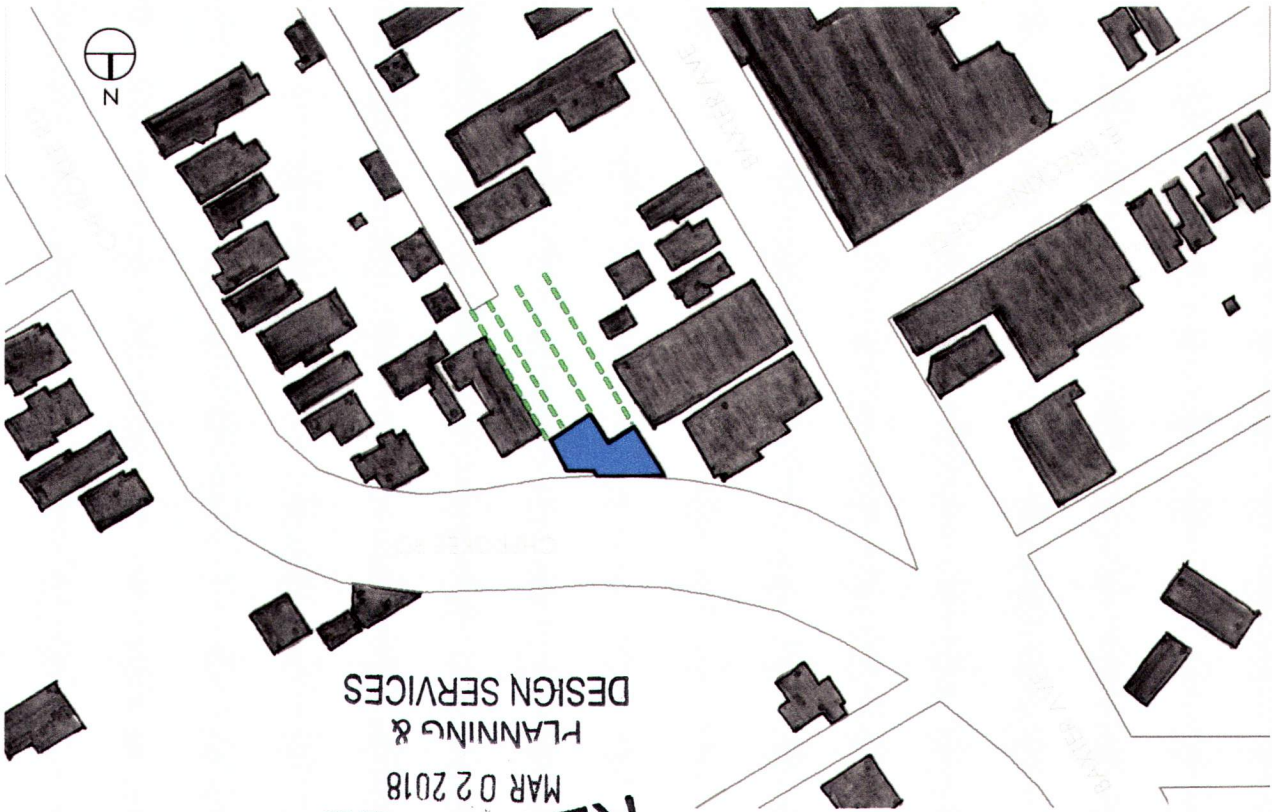
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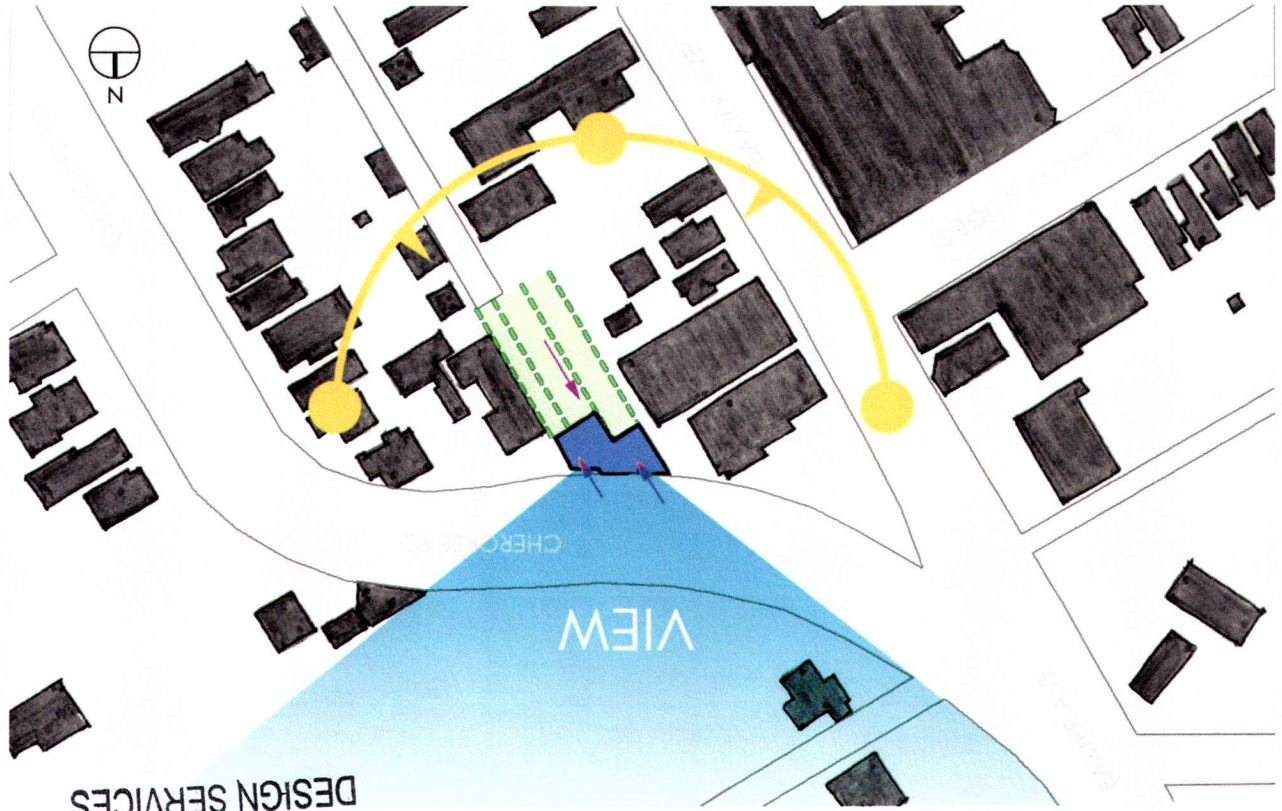


CHEROKEE RD

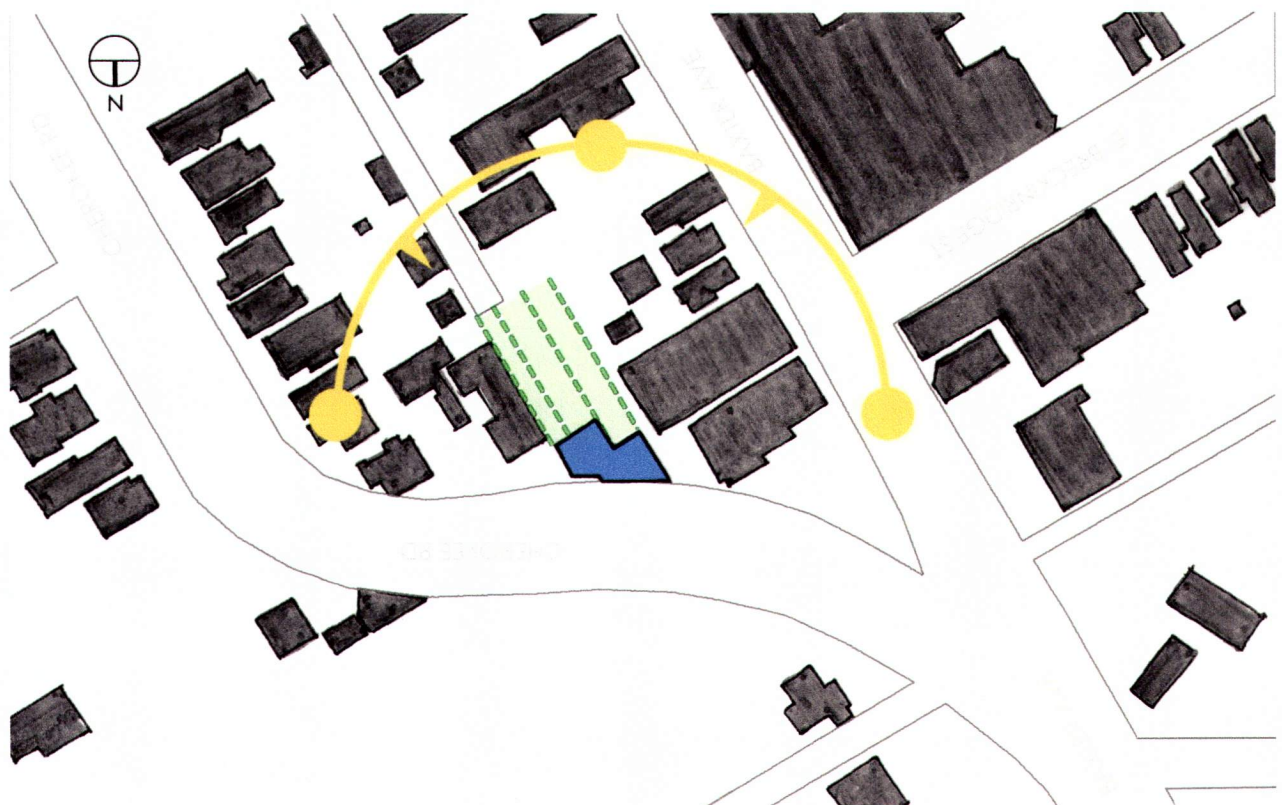


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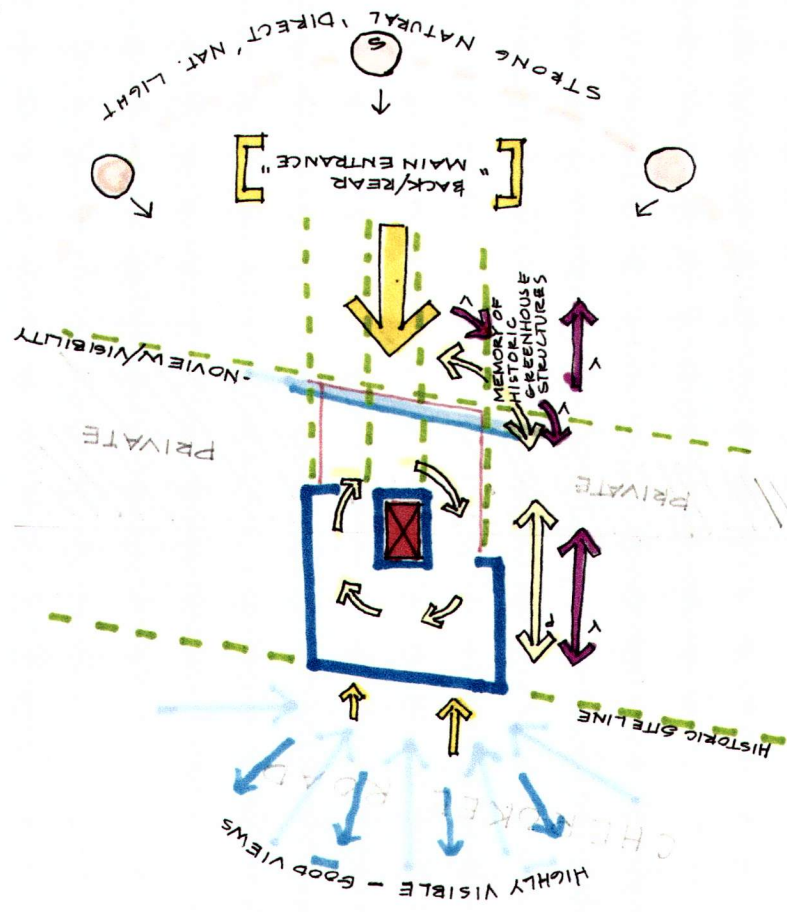
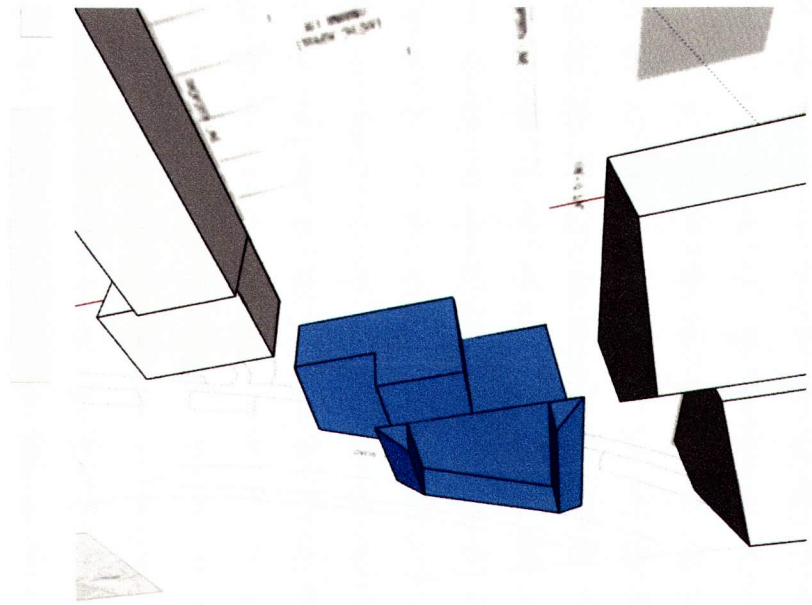
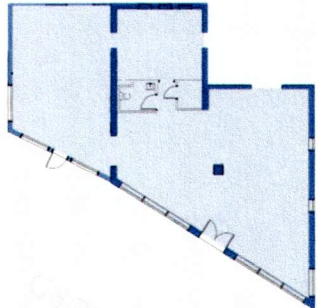


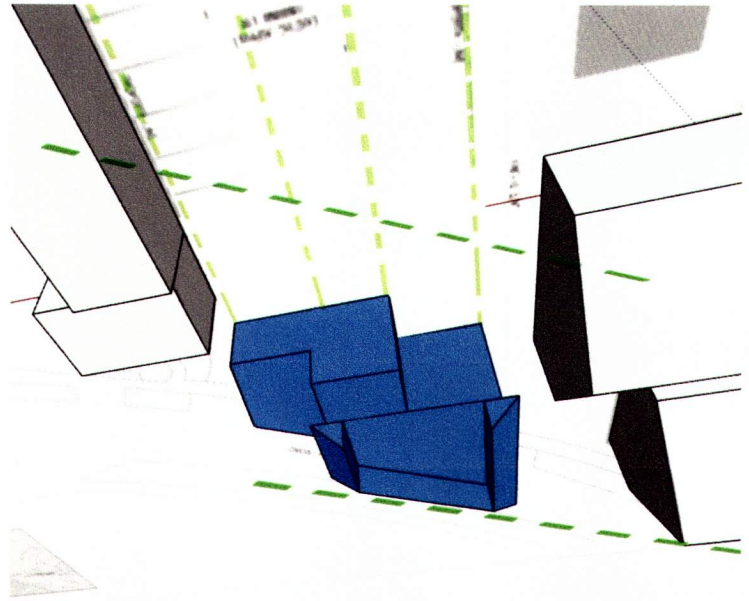
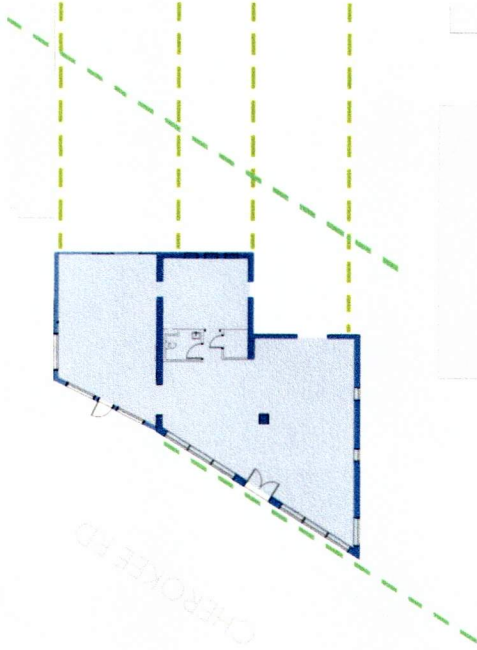
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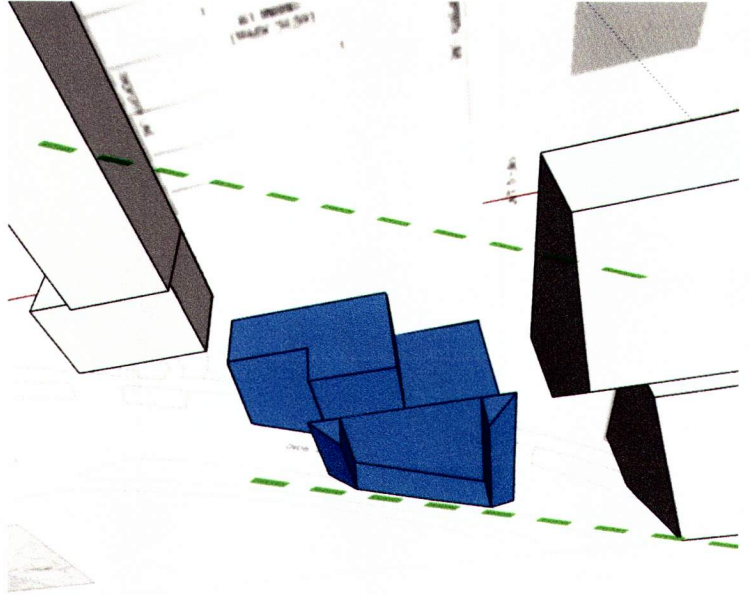
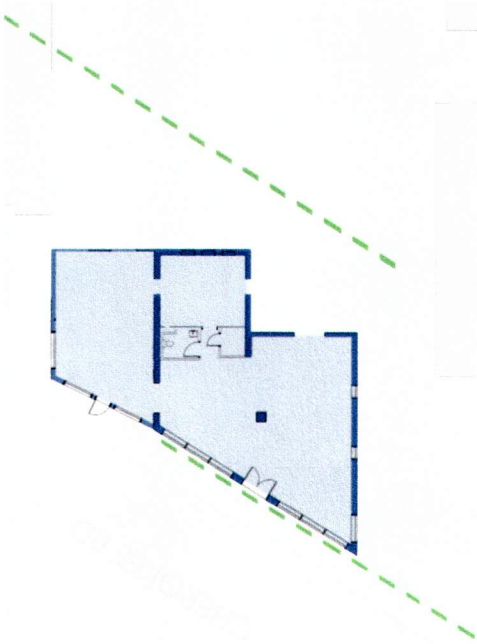
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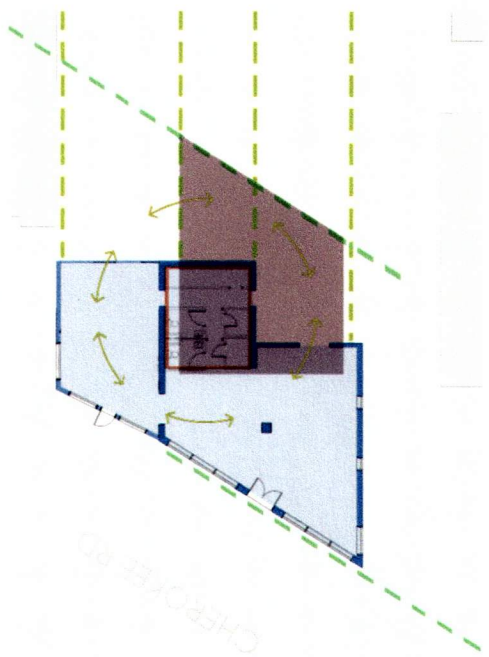




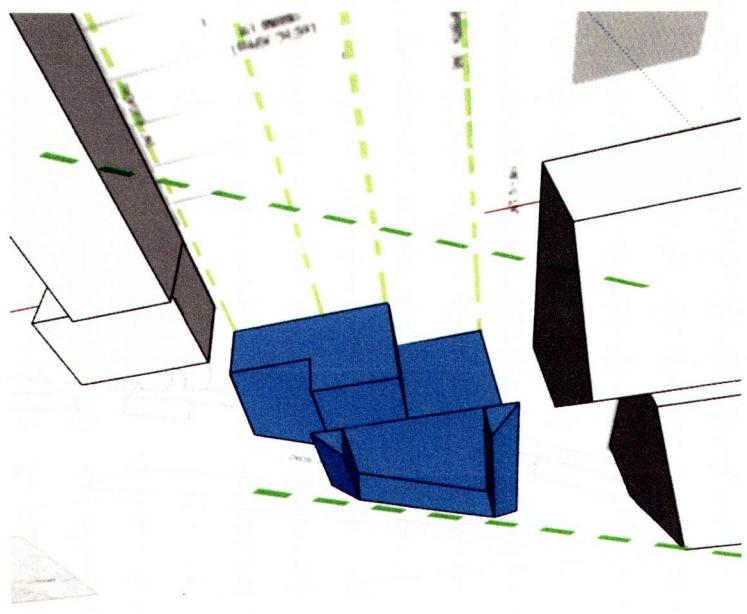
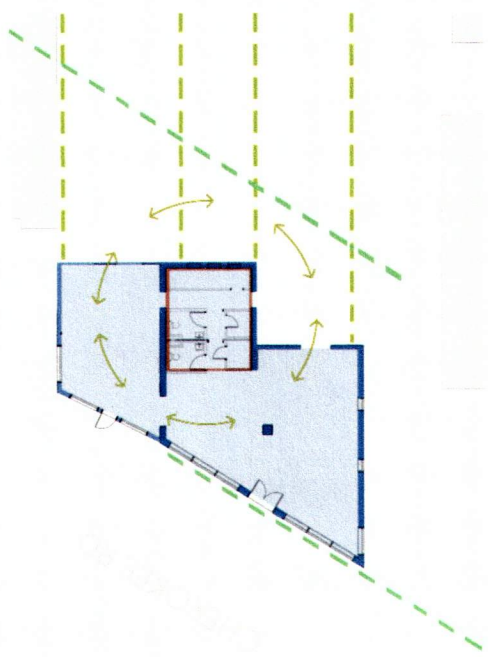
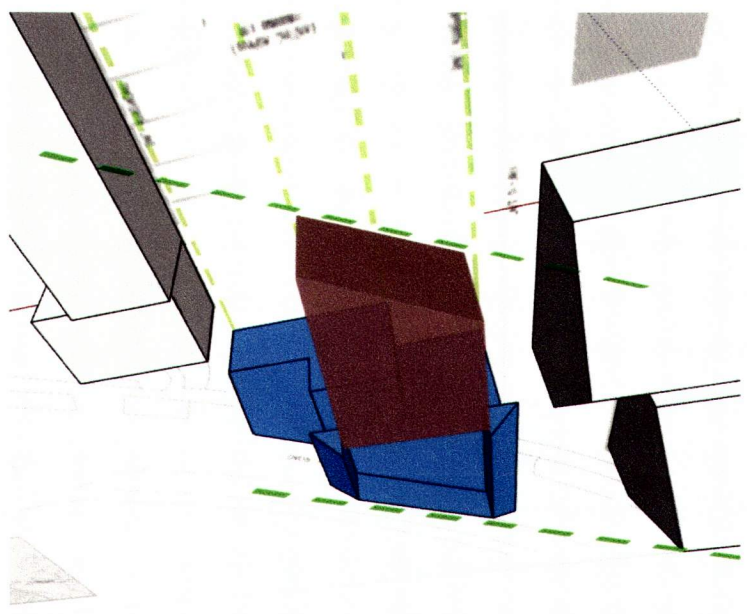
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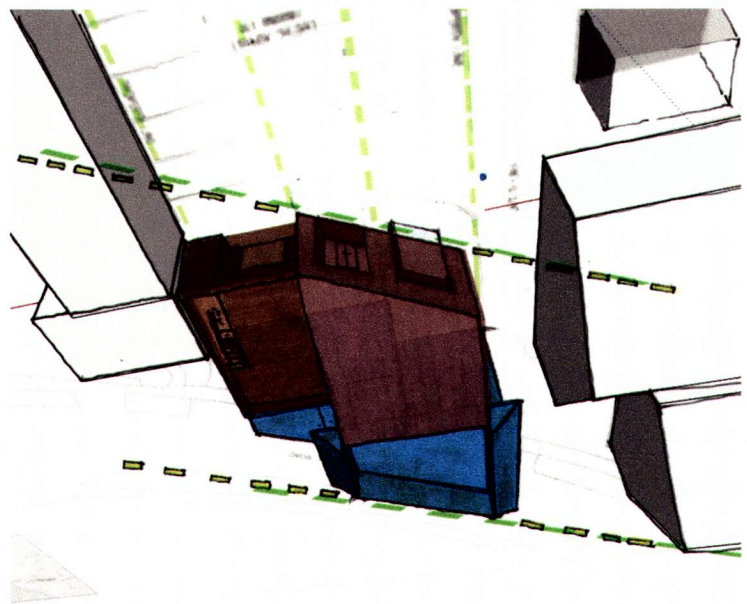
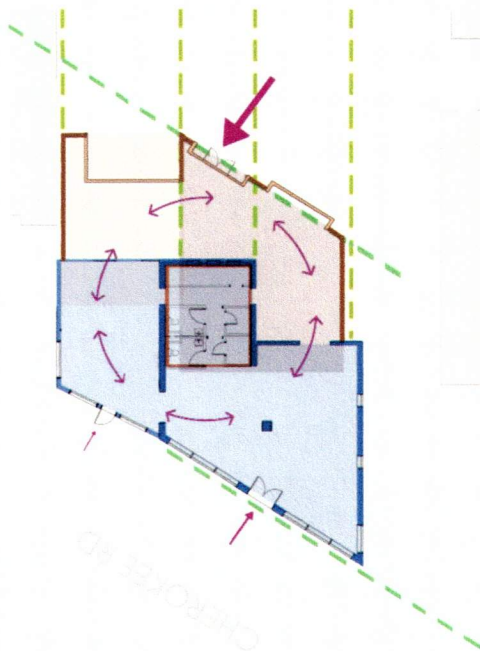
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