



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1297 Intake Staff: HP

Date: 11/21/18 Fee: N/A

## 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: BUTCHERTOWN CONDOMINIUMS  
1043, 1045, 1049 + 1051 E. WASHINGTON STREET  
Project Address / Parcel ID: 019G01290000, 019G01280000, 019G01260000, 019G02150000  
Deed Book(s) / Page Numbers<sup>2</sup>: BOOK 10364, Pg #148; BOOK 10888, Pg #170  
Total Acres: .4739  
Project Cost: ≈ \$2.8M PVA Assessed Value: \_\_\_\_\_  
Existing Square Feet: N/A New Construction Square Feet: \$12000<sup>#</sup> Height (ft.): 35' Stories: 3

Project Description (use additional sheets if needed):

NEW 3 STORY STRUCTURE WITH 5 DWELLING UNITS  
PBR FLOOR

RECEIVED  
NOV 21 2018  
PLANNING &  
DESIGN SERVICES

**Contact Information:**

Owner: ☐ Check if primary contact

Name: JOSEPH BROWN  
TODD ROMAN

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

Address: 2101 Elders Ct

City: Blount State: TN Zip: 37027

Primary Phone: 615 474 9269

Alternate Phone: 615 496 6666

Email: Joe.L.Brown@aol.com

Owner Signature (required): Joe Brown

Applicant: ☐ Check if primary contact

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

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

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

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

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

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

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

Attorney: ☐ Check if primary contact

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

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

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

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

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

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

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

Plan prepared by: ☒ Check if primary contact

Name: SCOTT KROMER

Company: STUDIO KROMER ARCHITECTS

Address: 1231 S. SHARBY ST.

City: LOU State: KY Zip: 40203

Primary Phone: (502) 499-1100 x2503

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

Email: SCOTT@STUDIOKROMER.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, JOSEPH BROWN, in my capacity as OWNER, hereby  
representative/authorized agent/other

certify that Joseph Brown 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: Joe Brown owner Date: 11/20/18

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.

**RECEIVED**



**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

**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.

RECEIVED  
NOV 21 2018  
PLANNING &  
DESIGN SERVICES



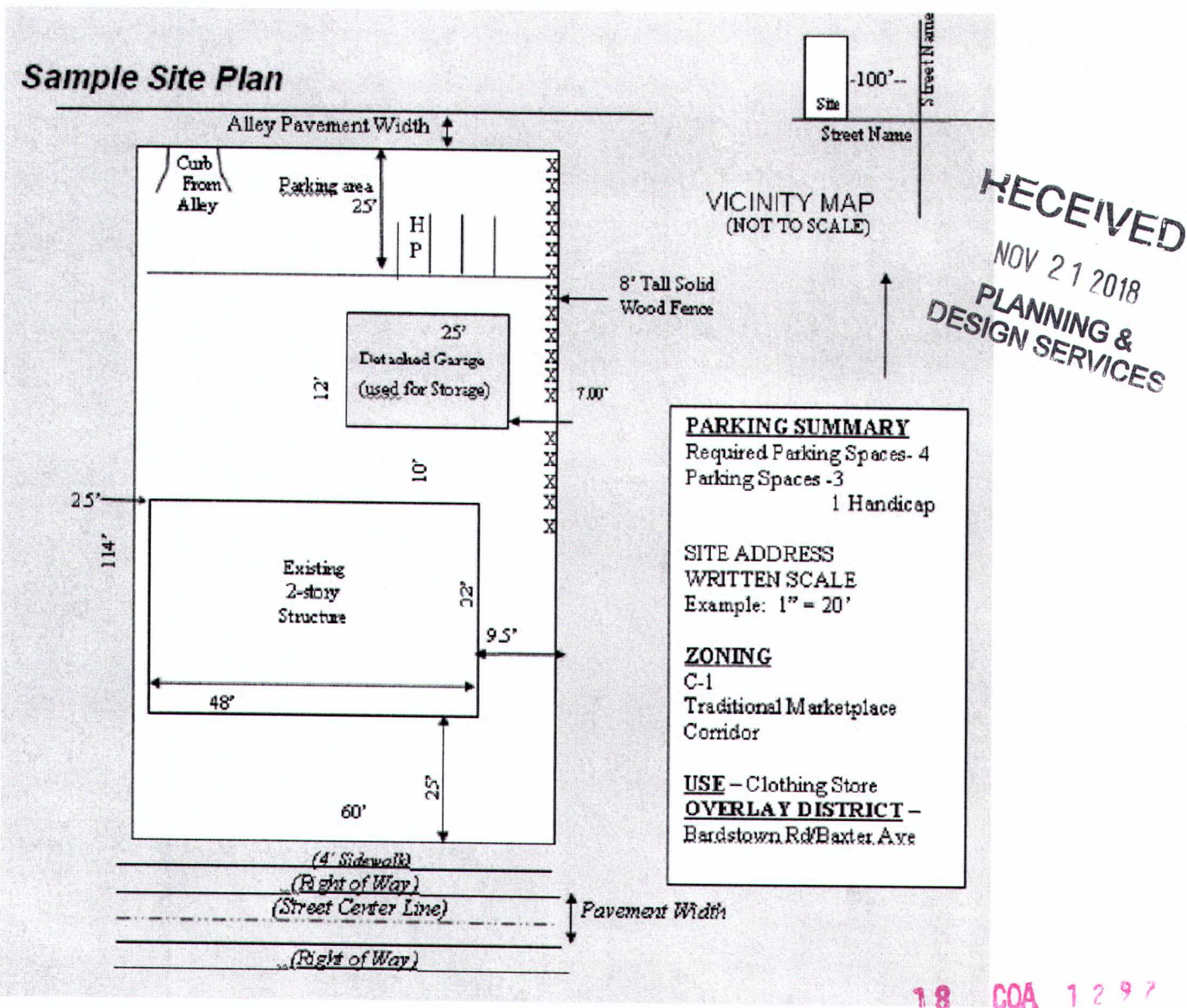
## Submittal Instructions:

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:

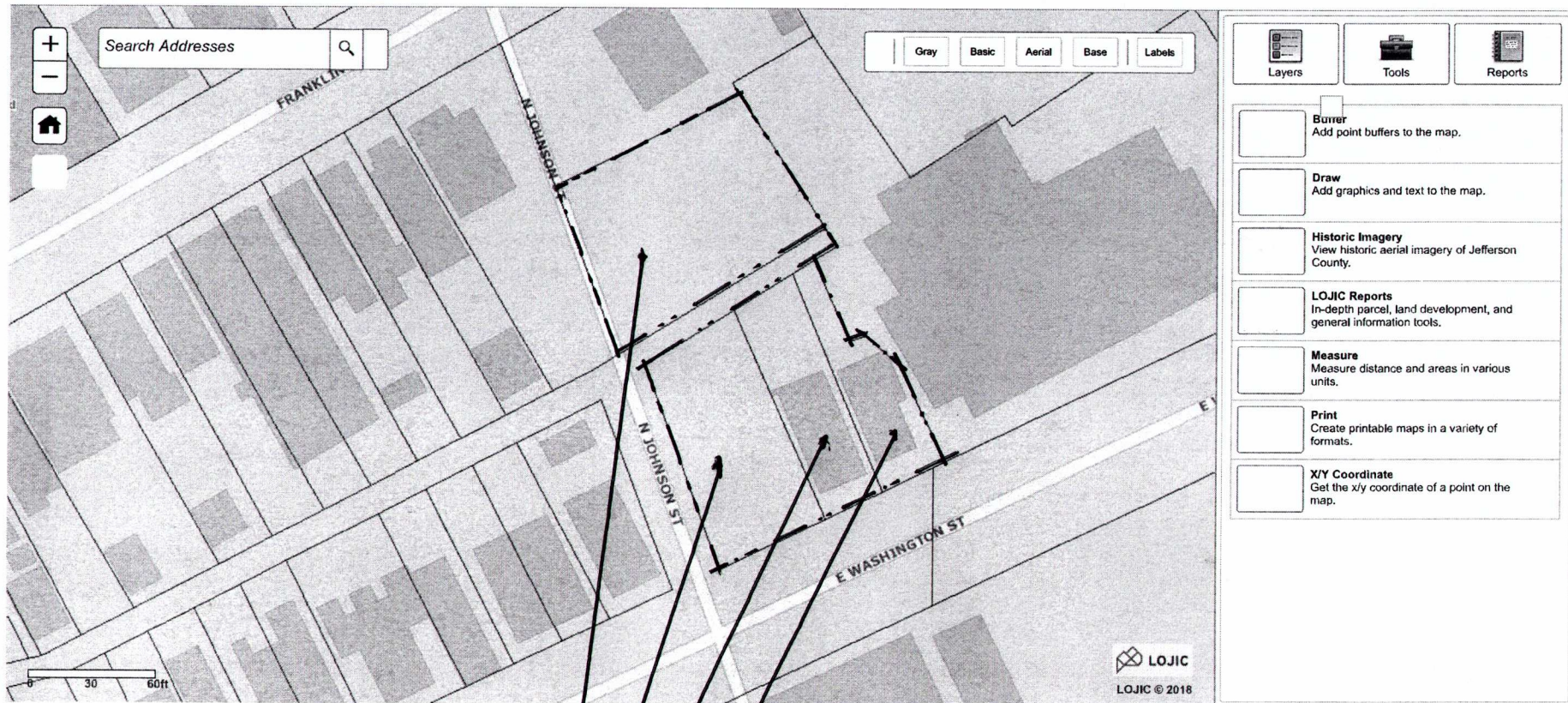
**Certificate of Appropriateness:** A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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





A GIS Partnership to Meet the  
Growing Needs of Louisville, KY



PARCEL I.D. 019G02150000

PARCEL I.D. 019G01260000

PARCEL I.D. 019G01280000

PARCEL I.D. 019G01290000

NOTE: ALL PROPERTIES ARE  
CURRENTLY VACANT

RECEIVED  
NOV 21 2018  
PLANNING &  
DESIGN SERVICES

18 COA 1297



## Land Development Report

November 20, 2018 4:54 PM

About LDC

### Location

Parcel ID: 019G02150000  
Parcel LRSN: 91043177  
Address: NONE

### Zoning

Zoning: CM, R6  
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: BUTCHERTOWN, BUTCHERTOWN  
National Register District: BUTCHERTOWN  
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: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0026E

#### 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: NO  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: CSO020 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 4  
Fire Protection District: LOUISVILLE #2  
Urban Service District: YES

RECEIVED

NOV 21 2018

PLANNING &  
DESIGN SERVICES

18 COA 1297





## Land Development Report

November 20, 2018 4:55 PM

About LDC

### Location

Parcel ID: 019G01260000  
Parcel LRSN: 47877  
Address: MULTIPLE ADDRESSES

### Zoning

Zoning: R7  
Form District: TRADITIONAL NEIGHBORHOOD  
Plan Certain #: 9884  
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: BUTCHERTOWN  
National Register District: BUTCHERTOWN  
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: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0026E

#### 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: CSO020 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 4  
Fire Protection District: LOUISVILLE #2  
Urban Service District: YES

RECEIVED

NOV 21 2018

PLANNING &  
DESIGN SERVICES

18 COA 1297



## Land Development Report

November 20, 2018 4:56 PM

About LDC

### Location

Parcel ID: 019G01280000  
Parcel LRSN: 47674  
Address: 1049 E WASHINGTON ST

### Zoning

Zoning: R6  
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: BUTCHERTOWN  
National Register District: BUTCHERTOWN  
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: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0026E

#### 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: CSO020 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 4  
Fire Protection District: LOUISVILLE #2  
Urban Service District: YES

RECEIVED  
NOV 21 2018  
PLANNING &  
DESIGN SERVICES





## Land Development Report

November 20, 2018 4:56 PM

About LDC

### Location

Parcel ID: 019G01290000  
Parcel LRSN: 47627  
Address: 1051 E WASHINGTON ST

### Zoning

Zoning: R6  
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: BUTCHERTOWN  
National Register District: BUTCHERTOWN  
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: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0026E

#### 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: CSO020 - Project(s) Value between \$.04 - \$1.5

### Services

Municipality: LOUISVILLE  
Council District: 4  
Fire Protection District: LOUISVILLE #2  
Urban Service District: YES

RECEIVED

NOV 21 2018

PLANNING &  
DESIGN SERVICES

178 COA 1297

Theodore D. & Maxine C. Palmer  
3109 Shady Trace Court  
Crestwood, KY 40014

James R. Harpe  
1022 Franklin St.  
Louisville, KY 40206

Dwayne Huff  
9802 Kenmont Lane  
Louisville, KY 40241

Edinger Brothers, LLC  
1012 Story Avenue  
Louisville, KY 40206

Story Avenue Corp.  
1034 Story Avenue  
Louisville, KY 40206

The Big Dee Co, Inc.  
PO Box 1685  
Louisville, KY 40201

Franklin Wenzel Properties, LLC  
930 Geiger St.  
Louisville, KY 40206

Shawn Dawson  
1019 E. Washington St.  
Louisville, KY 40206

Swift & Company  
1770 Promontory Circle  
Greeley, CO 80635

MCL Properties, LLC  
9802 Kenmont Lane  
Louisville, KY 40241

Robert R. Schnur & Robert R.  
Schnur, Jr.  
236 Thompson Avenue  
Louisville, KY 40206

Robin Robinson  
621 McClennan Street  
Clearwater, FL 33756

Arthur G. Vance & Mary F. Burnley  
1035 E. Washington St.  
Louisville, KY 40206

The Living Trust of Richard & Lori Wolf  
2122 Long Run Road  
Louisville, KY 40245

Dennis Gardner & Wanda Cox  
1039 E. Washington St.  
Louisville, KY 40206

JABB, LLC  
1057 E. Washington St.  
Louisville, KY 40206

SP Holdings, LLC  
1076 E. Washington St.  
Louisville, KY 40206

Four G, LLC  
1517 Church Street  
Nashville, TN 37203

Edinger Family Partnership, LTD  
4302 Twin Elms Court  
Louisville, KY 40241

Werst Realty, LLC  
1000 East Main Street  
Louisville, KY 40206

Raymond D. Byron  
1028 Story Avenue  
Louisville, KY 40206

Louisville/Jefferson Co Metro Gov't  
527 W. Jefferson Street  
Louisville, KY 40202

Barbara Sexton Smith  
Metro Council District 4  
601 W. Jefferson Street  
Louisville, KY 40202

Joseph Brown  
2101 Elderton Court  
Brentwood, TN 37027

Todd Roman  
2101 Elderton Court  
Brentwood, TN 37027

J. Gregory Clare  
2933 Bowman Avenue  
Louisville, KY 40205

Mark Madison  
Milestone Design Group  
108 Davenport Lane, Suite 300  
Louisville, KY 40223

RECEIVED

NOV 21 2018

PLANNING &  
DESIGN SERVICES

98 COA 1297





# NOTICE OF PUBLIC HEARING

The proposal is for a **CHANGE IN ZONING** from R-6 (Multi-Family Residential), R-7 (Multi-Family Residential), and CM (Commercial/Manufacturing) to R-8A (Multi-Family Residential); setback and private yard **VARIANCES** and an open space **WAIVER** and a **DETAILED DISTRICT DEVELOPMENT PLAN**.

Subject Property: **1043, 1045, 1049, & 1051 E. WASHINGTON STREET**  
Case Number: **18ZONE1035**  
Case Manager: **JULIA WILLIAMS** (Julia.williams@louisvilleky.gov)

Meeting Type: **PLANNING COMMISSION**  
Date: **THURSDAY, DECEMBER 6, 2018**  
Time: Meeting will begin at **1:00 PM** and continue until all cases are heard  
Location: **514 W. Liberty Street 40202**

To view documents related to this proposal, please visit:  
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor, Louisville, KY 40202  
(502) 574-6230

Or visit [louisvilleky.gov/government/planning-design](http://louisvilleky.gov/government/planning-design) for:

- Meeting agenda and staff report (typically available one week prior to meeting)
- More information on zoning processes
- Public comment opportunities
- Applications for a petition for a night hearing, including procedures to change the time and/or location of a public hearing to 6:00 pm or later downtown, or to a convenient location.

A list of persons notified of this proposal is available in the case file.

Public Meetings are now available for viewing via live stream at the following website:  
<https://louisville.legistar.com>

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.

RECEIVED  
NOV 21 2018  
PLANNING &  
DESIGN SERVICES