



**Landmarks Certificate of Appropriateness & Overlay District Permit**

Louisville Metro Planning & Design Services

Case No.: 18COA-1305 Intake Staff: NH

Date: 11/30/18 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)

Project Name: Repair of roof rain water drainage systems.

Project Address / Parcel ID: 1201 S. 3<sup>rd</sup> St., Louisville, KY / 032800110000

Total Acres: 0.17050

Project Cost (exterior only): 2,500.00 PVA Assessed Value: 137,000.00

Existing Sq Ft: Building-2,950 New Construction Sq Ft: N.A. Height (Ft): N.A. Stories: N.A.

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

Click or tap here to enter text.

Please see the attached Project Description.

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**Contact Information:**

Owner: ☒ Check if primary contact      Applicant: ☒ Check if primary contact

Name: Jerry A. Phelps      Name: Jerry A. Phelps

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

Address: 1500 Van Buren Rd.      Address: 1500 Van Buren Rd.

City: Mt. Eden State: KY Zip: 40046      City: Mt. Eden State: KY Zip: 40046

Primary Phone: (502) 859-4063      Primary Phone: (502) 859-4063

Alternate Phone: NONE      Alternate Phone: NONE

Email: phelps\_vbv@hughes.net      Email: phelps\_vbv@hughes.net

underscore      Owner Signature (required): Jerry A. Phelps      underscore

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

Name: N.A.      Name: N.A.

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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# Land Development Report

November 15, 2018 7:24 AM

About LDC

## Location

Parcel ID: 032B00110000  
Parcel LRSN: 8004548  
Address: 1201 S 3RD ST

## 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: NONE

## Special Review Districts

Overlay District: NO  
Historic Preservation District: OLD LOUISVILLE  
National Register District: OLD LOUISVILLE  
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: 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: CSO211 - 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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Certificate Of Appropriateness Application For 1201 S. 3rd. St.  
Project Description

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This application for a Certificate Of Appropriateness is for both (1.) repairing and/or (2.) redesigning and rerouting the two water drainage systems (West water drainage system and East water drainage system) presently on the exterior South wall of 1201 S. 3rd. St., Louisville, KY.. I prefer to redesign and reroute the existing roof water drainage systems away from the South exterior wall of said building to any other of the exterior walls of my building to both simplify and facilitate draining the water away from the adjacent property at 1205 S. 3rd. St. if I can obtain the C.O.A..

REPAIRING EXISTING ROOF WATER DRAINAGE SYSTEM

Please see the photos (West Drainage System 1, 2, and 3) of the repaired West water drainage system as it now stands. This presently constructed West water drainage system consists of 4 inch diameter pipes, the same as in the original, damaged water drainage system. The only modification from the original water drainage system is the diagonally sloping downspout pipe instead of a vertical pipe to improve the water drainage. This presently constructed West water drainage system is representative and the example of what I am asking a Certificate Of Appropriateness for regarding both drainage systems. The only thing left to be done on this West water drainage system is to paint it to blend in with the building that it is attached to. This West water drainage system has not been painted and the damaged East water drainage system has not yet been repaired/constructed because the adjacent land owner has now refused me unlimited access to my building's exterior South wall (see below explanation).

The repaired East water drainage system is to be the same as the repaired West water drainage system illustrated in the attached photos with one exception: The slope of the downspout will be down from West to East, the reverse of the East to West downward slope on the already constructed, repaired West water drainage system. We do intend, at ground level, and as originally constructed, to attach a flexible hose to the bottom end of this repaired East water drainage system to drain the water in to the alley East of my building.

In regards the color of paint to be used for both water drainage systems, I would suggest a grey color as on the original destroyed downspout (see photo - Original Downspout Color). I will use the color that you recommend and would appreciate you recommending the color of paint that you want us to use.

In reviewing the attached photos, please note in the West Drainage System 3 photo of the repaired West water drainage system as it now stands that there is a black flexible hose partially buried in the ground. This is no part of the present, repaired water drainage systems I am seeking a Certificate Of Appropriateness for. This said hose is a remnant of my original, destroyed water drainage system that has been drug over on to the adjacent land owners property and partially buried by him. Because of his refusal to let me or my representatives on to his property (see below explanation), I have been unable to remove this unused, discarded hose.

I must explain why the repaired West water drainage system has not been painted, and the damaged East water drainage system has not yet been repaired. I only own 4.8 to 6.0 inches of land along the exterior South wall of my building. Therefore, to access and work on the exterior South wall of my building, I, or my representatives must walk across and stand on the adjacent land owners property. On 9/27/2018, while repairing my damaged West water drainage system, the police arrived and told my repair men that the adjacent property owner called and reported to them that my men were trespassing on the adjacent property owner's property. The police gave my repair men the choice of leaving or being arrested and taken to jail. We did leave the area. Since then I have attempted to get unrestricted permission from the adjacent property

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owner to work on the exterior South wall of my building. To this date, he has refused to grant me this requested access. Because of this, my repaired West water drainage system that was damaged remains unpainted and we have been unable to do any repairs to the damaged East water drainage system. After being granted this C.O.A., and not being able to obtain the C.O.A. for redesigning and rerouting the present water drainage systems, we will complete said repairs when the adjacent property owner grants me the appropriate access to the exterior of my building's South wall.

#### REDESIGNING AND REROUTING OF THE PRESENT ROOF WATER DRAINAGE SYSTEMS

This is the preferred C.O.A. being requested. The proposed redesign and rerouting of the present roof water drainage systems will remove the two roof water drainage systems on the building's exterior South wall (See photos: West Drainage System 1, 2, and 3). The new roof water drainage system will use two roof drains as in the present system. Each drain will be connected at its bottom to a drainage pipe. These two drainage pipes will lie under the roof, inside the building, and out of sight as in the present two systems. Each drainage pipe will then connect to a vertical downspout which will emerge in to outside view through the soffit of the mansard roof and run vertically down to and end at the ground. Both visible downspouts will be made of metal guttering downspout material, colored similar to the downspout guttering on the adjacent old building (See photo: Adjacent Property Downspout Color). The location of both downspouts on either the East, North, and/or West exterior walls of the building will be determined by the contractor hired to complete the job.

In summary, the only proposed exterior change in appearance to the building (See photos: Laundry 1, and Laundry 2) will be the removal of the two existing downspouts on the exterior South wall of the building and replacing them with two vertical downspouts on the exterior East, North, and/or West walls of the building. All of the drainage water in this proposed system will drain on to the asphalt parking area North of the building.

Sincerely,  
Jerry A. Phelps

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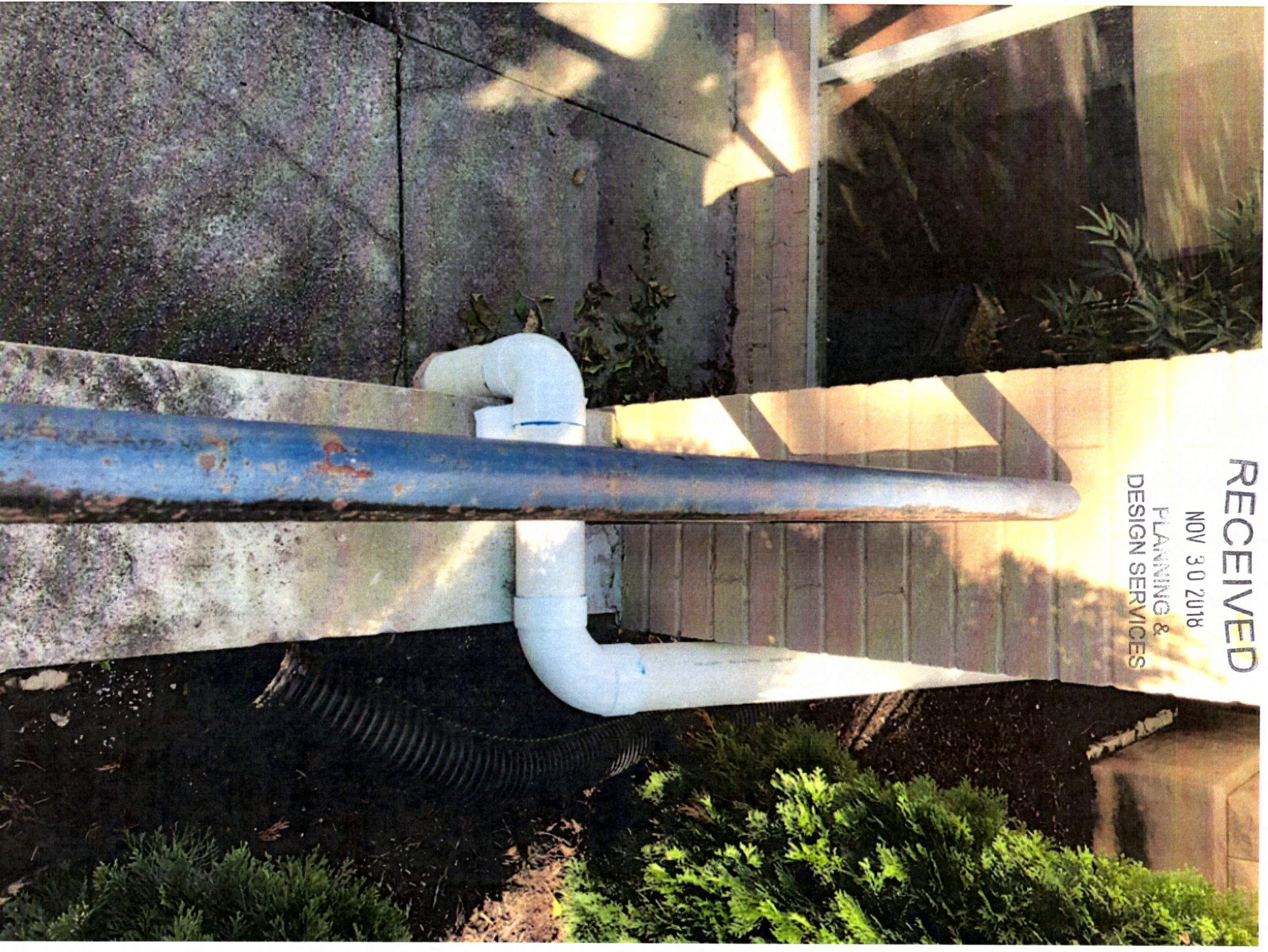
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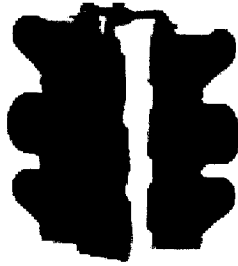
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