



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19-COA-0044 Intake Staff: RC

Date: 7-23-19 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: 1205 S. 3<sup>rd</sup> Street

Project Address / Parcel ID: 1205 S. 3<sup>rd</sup> Street/032B00100000

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Total Acres: .1888

Project Cost (exterior only): \_\_\_\_\_ PVA Assessed Value: \$302,000

Existing Sq Ft: 5,747 New Construction Sq Ft: 0 Height (Ft): \_\_\_\_\_ Stories: 3

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

The existing metal fence will be removed from the rear of the site (south side) as well as the north and south sides in specific locations. A new 8', stained, wood fence will be installed along the entire rear side of the site as well as in a small location along the north side and at the rear of the south side of the site where the existing wooden fence has failed.

The center of the fence will mechanically slide open to allow cars to enter the rear of the site.

**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Joseph Impellizzeri

Name: Joseph Impellizzeri

Company: ESD1205 LLC

Company: ESD1205 LLC

Address: 239 S. 5th Street, Ste 1021

Address: 239 S. 5th Street, Ste 1021

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40202

Primary Phone: (502) 996-2272

Primary Phone: (502) 996-2272

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

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

Email: JosephImpellizzeri@gmail.com

Email: JosephImpellizzeri@gmail.com

Owner Signature (required): 

Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

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

Name: Joseph C. Pierson

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

Company: Pinion Advisors

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

Address: 1501 Morton Avenue

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

City: Louisville State: KY Zip: 40204

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

Primary Phone: (517) 862-7333

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

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

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

Email: JPierson@PinionAdvisors.com

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**Certification Statement:** A certification statement **must be submitted** with any application in which 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 Impellizzeri, in my capacity as Authorized Agent, hereby  
*representative/authorized agent/other*

certify that ESD1205 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:  Date: 7/22/2019

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

**Contact Information:**

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:**

**Required for every application:**

- ☐ Land Development Report<sup>1</sup>
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

**Site and Project plan:** *(required for building additions, new structures and fencing)*

- ☐ Site plan *drawn to scale* with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Floor plans *drawn to scale* with dimensions and each room labeled
- ☐ 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. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.  
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street, 2<sup>nd</sup> fl, 502-574-6220. Many deeds, plats and other records are available online at:  
<https://search.jeffersondeeds.com/>
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/property-search/>

## 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 <https://louisvilleky.gov/government/planning-design/>

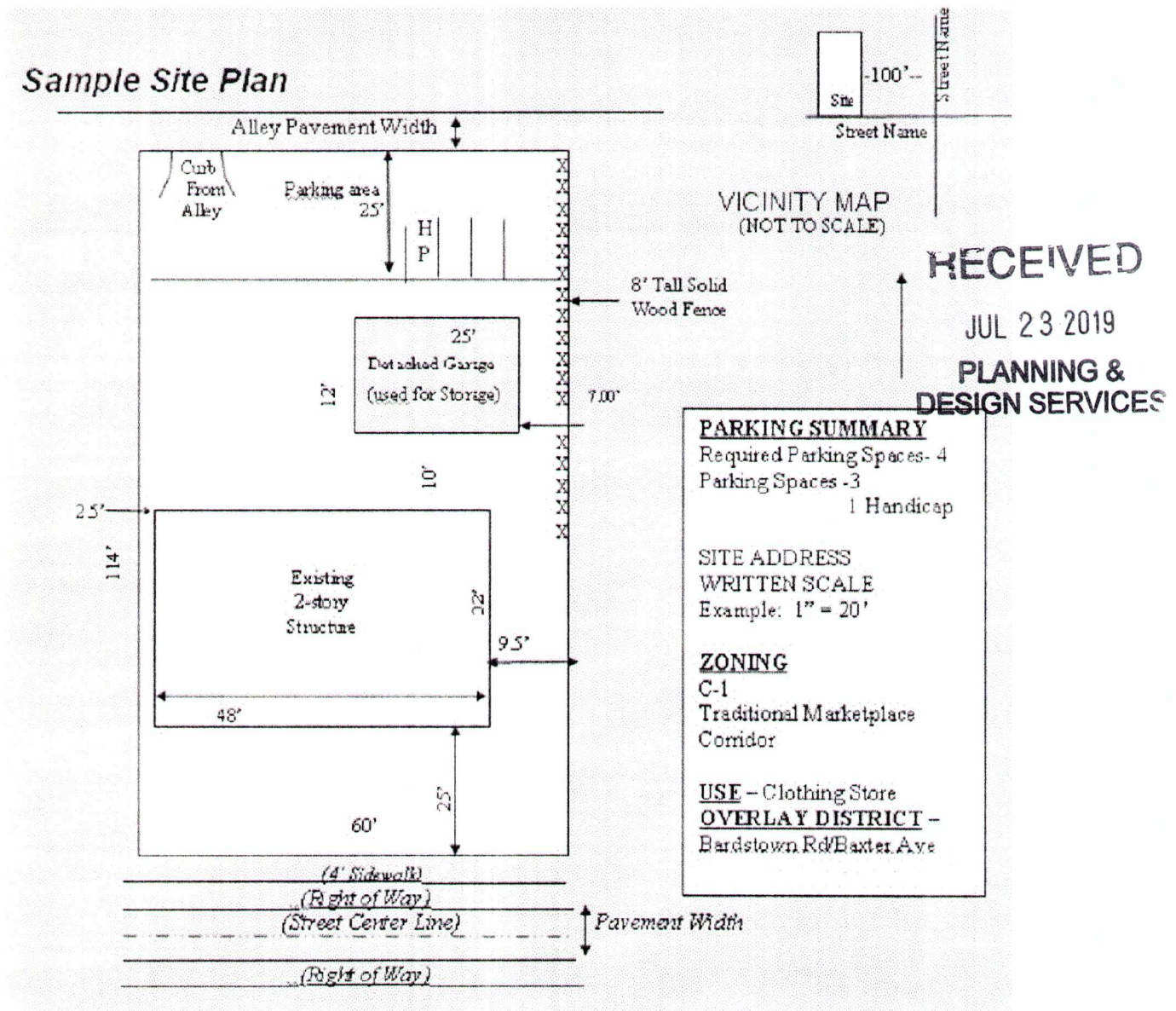
## Definitions:

**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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

**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:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>





## Land Development Report

July 19, 2019 1:42 PM

About LDC

### Location

Parcel ID: 032B00100000  
Parcel LRSN: 8004547  
Address: 1205 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: YES

### 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

### Services

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

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Current street view of the front facades of the neighboring buildings, facing east from S. 3rd Street.



Current street view along Oak Street, facing south.

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Current street view along the alley from Oak Street, facing southwest.



Front facade along S. 3rd Street



Rear facade facing the alley



View of the rear yard and fence prior to being replaced.

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View of the rear yard and fence after being replaced.

