

# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: \_\_\_\_\_ Date: 1-10-20 Intake Staff: AV Fee: -

## 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: THE HENSLEY HOTEL & BAR

07SD 0007 0000

Project Address / Parcel ID: 1125-1131 Bardstown Rd Louisville, KY 40204

07SD 0008 0009

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

Total Acres: .5252 acres

Project

Cost:

PVA

Assessed

Value:

\$762,700.00

Existing Square Feet:

New Construction  
Square Feet:

Height (ft.): 49'-0"

Stories: 5

Project Description (use additional sheets if needed):

Remove existing structure and replace with new  
5 story hotel at rear of property with parking below.  
And construct new bar at front of property  
with small patio at the sidewalk. see  
site plan for square footages and parking information.

12

OVERLAY

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NOTIFICATION BEING MADE FOR THE PURPOSE OF THE  
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Owner:

☐ Check if primary  
contact

Applicant:

☐ Check if primary  
contact

Name:

DUSTIN HENSLEY

Name:

Jeff Rawlins

Company:

UTOPIA VENTURES LLC

Company:

Architectural Artisans

Address:

1125 Bardstown Rd

Address:

213 S. Shelby Street

City: Louisville State: KY

Zip: 40204

City: Louisville State: KY

Zip: 40202

Primary Phone:

502 442 5151

Primary Phone:

502 582 3907

Alternate Phone:

Alternate Phone:

Email:

dustinhensley@me.com

Email:

jr@architecturalartisans.net

Owner Signature (required):

*D Hensley*

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:

**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, Dustin Hensley, in my capacity as owner, hereby  
representative/authorized agent/other

certify that

Utopia Ventures, 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:

*D Hensley*

Date:

1/7/2020

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.

## 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 [www.lojic.com](http://www.lojic.com) 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: [www.lojic.com](http://www.lojic.com)
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.la.gov/records/SnSearch.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531



## Land Development Report

August 13, 2019 9:47 AM

About LDC

### Location

Parcel ID: 075D00080009  
Parcel LRSN: 8007711  
Address: 1125 BARDSTOWN RD

### Zoning

Zoning: (C2)  
Form District: TRADITIONAL MARKETPLACE CORRIDOR  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: HENNING & SPEEDS HIGHLAND ADDITION  
Plat Book - Page: 08-024  
Related Cases: NONE

### Special Review Districts

Overlay District: BARDSTOWN ROAD  
Historic Preservation District: NONE  
National Register District: HIGHLANDS  
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  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: 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

### Services

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



## Land Development Report

August 13, 2019 9:47 AM

About LDC

### Location

Parcel ID: 075D00070000  
Parcel LRSN: 8007710  
Address: 1131 BARDSTOWN RD

### Zoning

Zoning: (C2)  
Form District: TRADITIONAL MARKETPLACE CORRIDOR  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: HENNING & SPEEDS HIGHLAND ADDITION  
Plat Book - Page: 08-024  
Related Cases: NONE

### Special Review Districts

Overlay District: BARDSTOWN ROAD  
Historic Preservation District: NONE  
National Register District: HIGHLANDS  
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  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: 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

### Services

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

## Land Development Report

August 13, 2019 9:47 AM

## About LDC

## Location

Parcel ID: 075D00090000  
Parcel LRSN: 91011042  
Address: NONE

## Zoning

Zoning:	(C2)
Form District:	TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #:	NONE
Proposed Subdivision Name:	NONE
Proposed Subdivision Docket #:	NONE
Current Subdivision Name:	HENNING & SPEEDS HIGHLAND ADDITION
Plat Book - Page:	08-024
Related Cases:	NONE

## Special Review Districts

Overlay District:	BARDSTOWN ROAD
Historic Preservation District:	NONE
National Register District:	HIGHLANDS
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
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area:	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: NO  
Sewer Recapture Fee Area: NO

## Services

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

Google Maps 1128 US-150



OVERLAY 0002

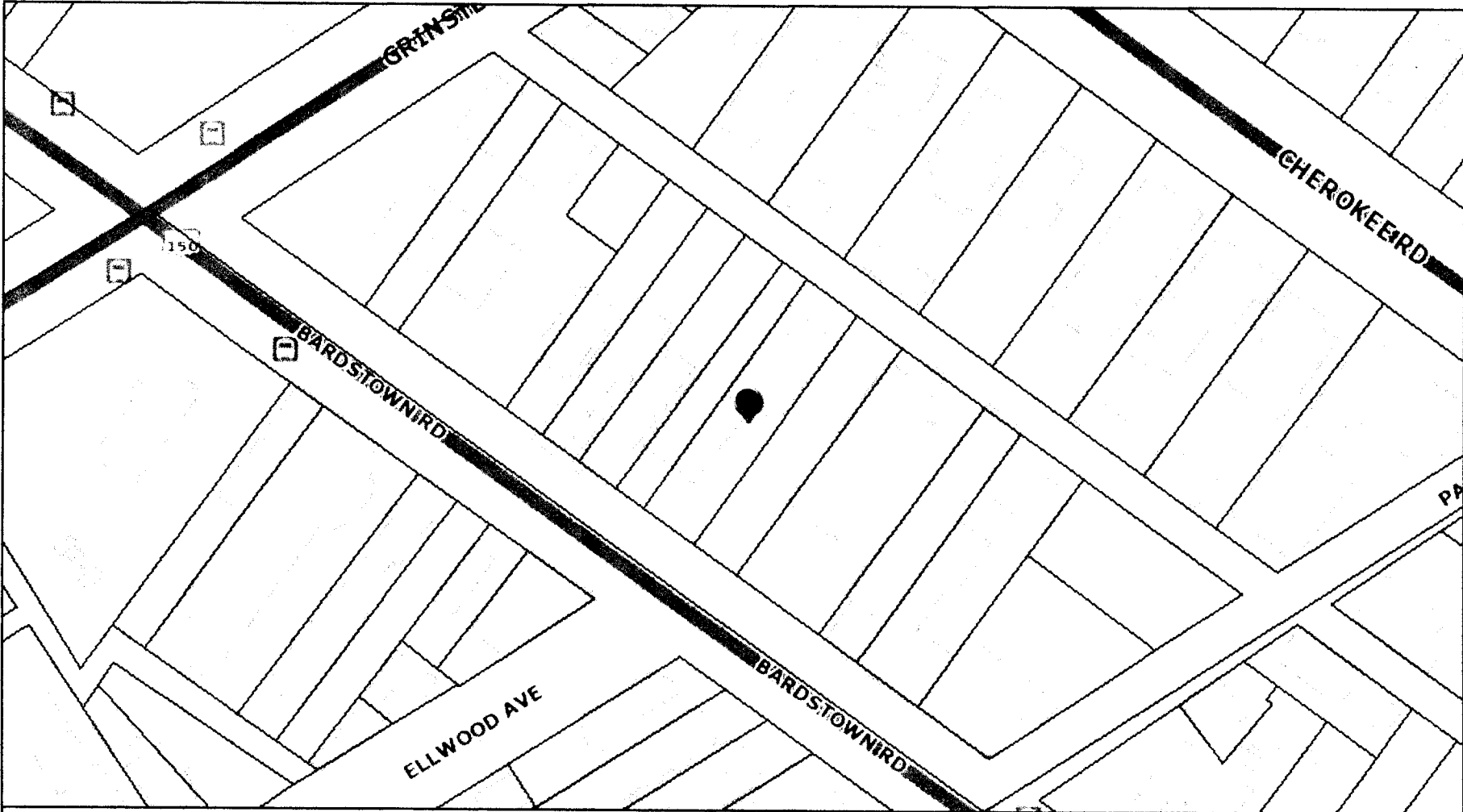
Image capture: May 2019 © 2019 Google

Louisville, Kentucky



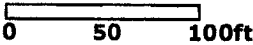
Street View - May 2019





Church

8/13/2019, 9:48:29 AM



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This map is not a legal document and should only be used  
for general reference and identification.

Robert F Webb  
1123 Bardstown Road  
Louisville, Kentucky 40204  
Lee J Soper  
1133 Bardstown Road  
Louisville, Kentucky 40204  
E Rawley Charles III  
1114 Cherokee Road  
Louisville Kentucky 40204  
Current Residents  
1110 Cherokee Road  
Louisville, Kentucky 40204  
Cielito Lindo KY LLC  
1126 Bardstown Road  
Louisville, Kentucky 40204  
Halmar Corportation  
1130 Bardstown Road  
Louisville, Kentucky 40204  
Architectural Artisans  
213 South Shelby Street  
Louisville, Kentucky 40202  
Dustin Hensley  
1125 Bardstown Road  
Louisville, Kentucky 40204



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Louisville, Kentucky



Street View - May 2019

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RECORDS SECTION