



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: \_\_\_\_\_ Intake Staff: \_\_\_\_\_

Date: \_\_\_\_\_ 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: Nulu Container Park

Project Address / Parcel ID: 1000 E Jefferson St., Louisville, KY 40206

Total Acres: 0.1360

Project Cost (exterior only): \_\_\_\_\_ PVA Assessed Value: \$43,880

Existing Sq Ft: 0 New Construction Sq Ft: 3,840 Height (Ft): 19 Stories: 2

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

We are revitalizing a vacant lot on the corner of Jefferson Street and Wenzel Street, by building three (3) residential duplexes, constructed out of 40-foot high cube shipping containers. Two (2) of the duplexes will be oriented facing Jefferson and be setback to align with the shotgun houses. The third duplex will be constructed in the southwest corner of the property facing Wenzel and align with the current housing on Wenzel. Between the duplexes will be 20-foot high cube shipping containers that will form a cohesive design and create a courtyard for the development. The 20 foot containers will also provide privacy and security for the units, and eliminate the need for unsightly fencing.

Each duplex will have a first level and second level unit. All units will be constructed from two (2) shipping containers, creating 640 square feet (16'x40') of living space. Each unit will consist of one (1) bedroom, one (1) bathroom, and one (1) kitchen/living area. The second floor unit will be set back eight feet (8') to create a front 8'x16' deck overlooking the street for the use of the second level unit occupant and a rear 8'x16' covered patio for the use of the first level unit occupant.

SEE ATTACHED PAGE FOR ADDITIONAL INFORMATION

**Contact Information:**

**Owner:** ☒ *Check if primary contact*

**Applicant:** ☐ *Check if primary contact*

Name: Loren T. Prizant

Name: Loren T. Prizant

Company: Hayfiled Realty Group

Company: Hayfield Realty Group, LLC

Address: 3011 Hayfield Dr.

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City: Louisville State: KY Zip: 40205

City: Louisville State: KY Zip: 40205

Primary Phone: 502-641-8179

Primary Phone: 502-641-8179

Alternate Phone: 502-625-2850

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

Email: lprizant@middletonlaw.com

Email: lprizant@middletonlaw.com

**Owner Signature (required):** \_\_\_\_\_

**Attorney:** ☐ *Check if primary contact*

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

Name: Loren T. Prizant

Name: Tony Butler

Company: Middleton Reutlinger

Company: Studio A Architecture, Inc.

Address: 401 S. Fourth St., Ste. 2600

Address: 2330 Frankfort Avenue

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40206

Primary Phone: 502-625-2850

Primary Phone: 502-589-8007

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

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

Email: lprizant@middletonlaw.com

Email: tony@studioaarch.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, Loren T. Prizant, in my capacity as member, hereby  
*representative/authorized agent/other*

certify that Hayfield Realty Group, 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: /s/ Loren T. Prizant Date: 4/3/2020

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.

**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

**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>

