



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 20-COA-0134

Intake Staff: PB

Date: 07/24/2020

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: Addition to Zamanion Residence

Project Address / Parcel ID: 1452 Cherokee Road/077B00830000

Total Acres: .265 Acres/11,564 SF

Project Cost (exterior only): \$75,000

PVA Assessed Value: \$887,710

Existing Sq Ft: 5,310 New Construction Sq Ft: 255 Height (Ft): EX Stories: 2

Project Description (use additional sheets if needed):

1. Construct new low terrace at front of house. Stuccoed face of foundation. Cut stone curb at edge. Reuse existing stair components where possible.

Contact Information:

Owner: ☐ *Check if primary contact*

Applicant: ☐ *Check if primary contact*

Name: Kaveh Zamanian/Heather Bass

Name: Marcos Mendoza

Company: _____

Company: Buena Vista Group

Address: 1452 Cherokee Road

Address: 602 Colonel Anderson Pkwy

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40222

Primary Phone: 502-377-5594

Primary Phone: 502-889-6097

Alternate Phone: _____

Alternate Phone: 502-648-1796

Email: kzamanian@mac.com

Email: Buonavistagrp@gmail.com

Owner Signature (required): Kaveh Zamanian

Attorney: ☐ *Check if primary contact*

Plan prepared by: ☒ *Check if primary contact*

Name: _____

Name: Christopher Quirk

Company: _____

Company: Luckett & Farley

Address: _____

Address: 737 S 3rd ST

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: 502-216-7651

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: cquirk@luckett-farley.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, _____, 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

Please submit the completed application along with the following items:

Required for every application:

- ☒ Land Development Report¹
- ☒ 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: 1st tier Adjoining Property Owners (APOs)³, 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 , 2nd 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/>

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.



Land Development Report

April 23, 2020 9:54 AM

[About](#) [LDC](#)

Location

Parcel ID: 077B00830000
Parcel LRSN: 86292
Address: 1452 CHEROKEE RD

Zoning

Zoning: R4
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: BARRINGER LAND CO SUBDIVISION
Plat Book - Page: 02-272
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: CHEROKEE TRIANGLE
National Register District: CHEROKEE TRIANGLE
Urban Renewal: NO
Enterprise Zone: NO
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: 21111C0043E
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

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 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

Definitions:

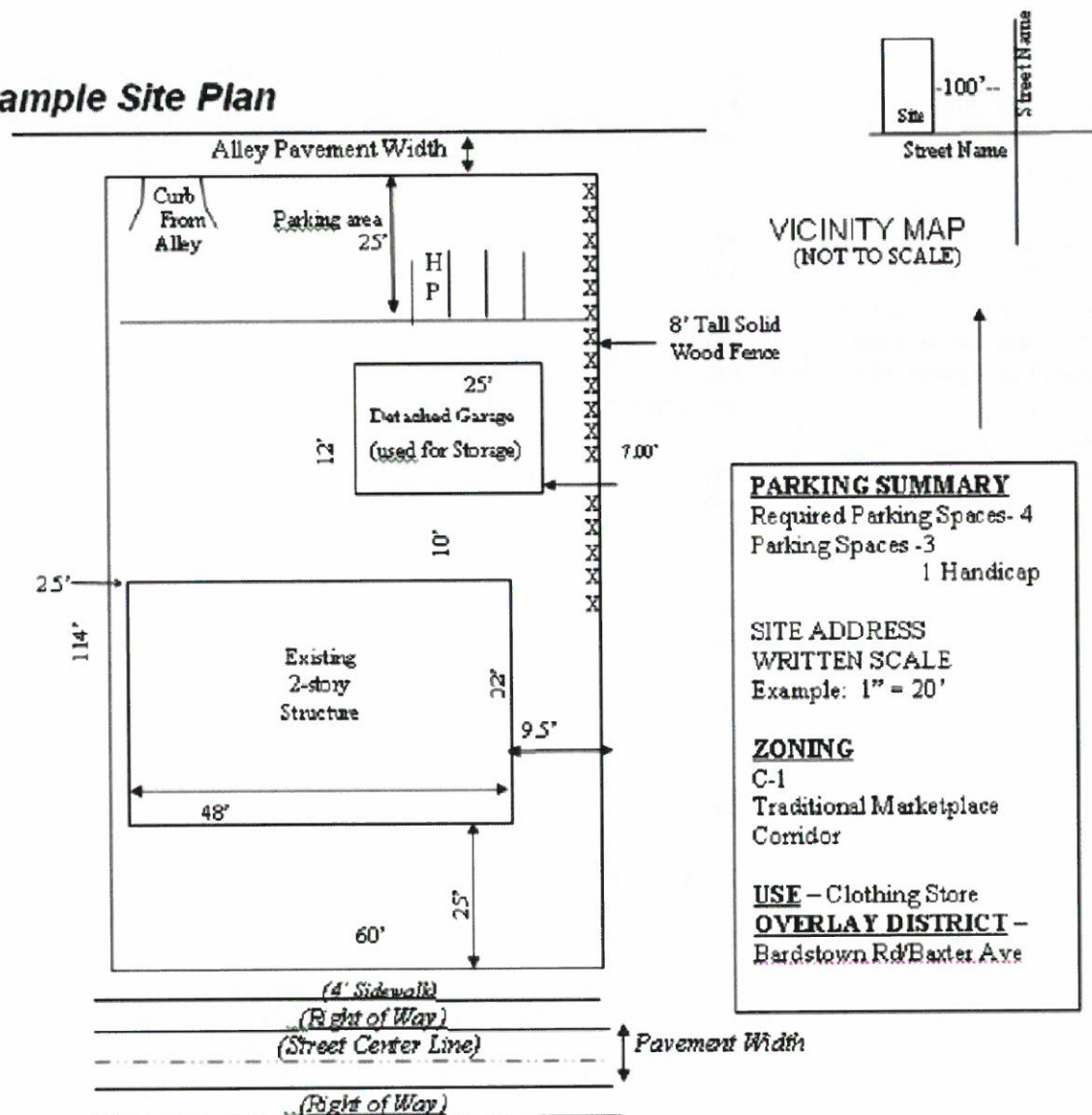
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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

Sample Site Plan



Renovation of

ZAMANIAN-BASS RESIDENCE

1452 Cherokee Road
Louisville, Kentucky 40204

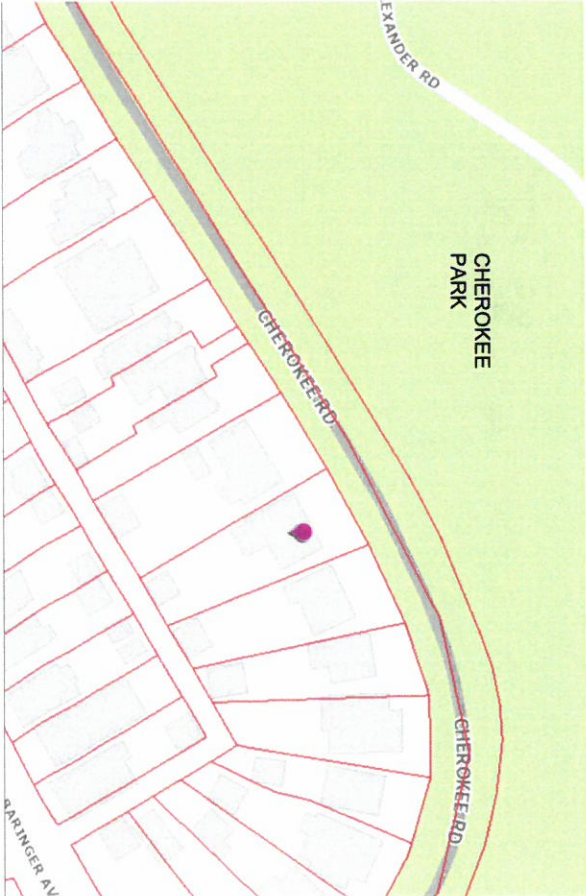
INDEX OF DRAWINGS

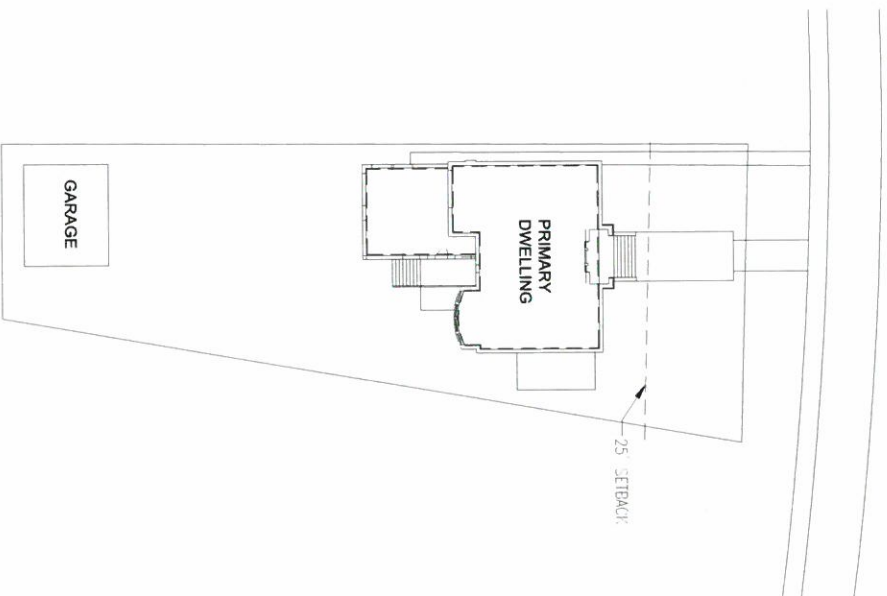
- COVER
- A001 SITE PLANS
- A100 MASTER BATH ADDITION PLANS AND SECTIONS
- A101 SMALL BATH PLAN AND SECTION
- A102 PROPOSED REAR AND SIDE ELEVATIONS
- A200 FRONT ELEVATIONS AND TERRACE PLAN

CODE INFORMATION

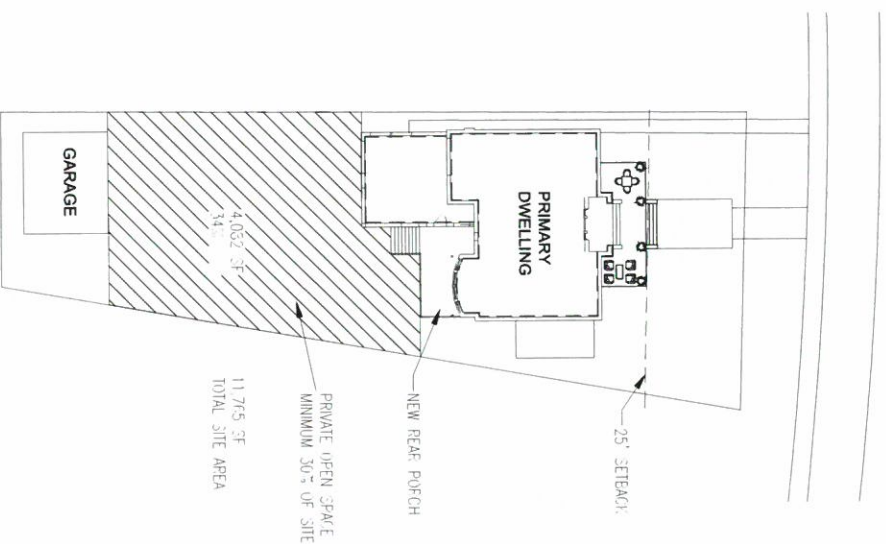
PARCEL ID: 077B00830000R5
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
LOT SIZE: 11,765 SF / .2701 ACRES
FLOOR TO AREA RATIO: .5 11,765 X .5 = 5,882 MAX SF

AREA (SQUARE FEET)	FINISHED	
	UNFINISHED	EXISTING
BASEMENT	1,739	4,686
MAIN UNIT		270
SUBTOTAL	1,739	4,686
TOTAL OCCUPIED AREA		4,956

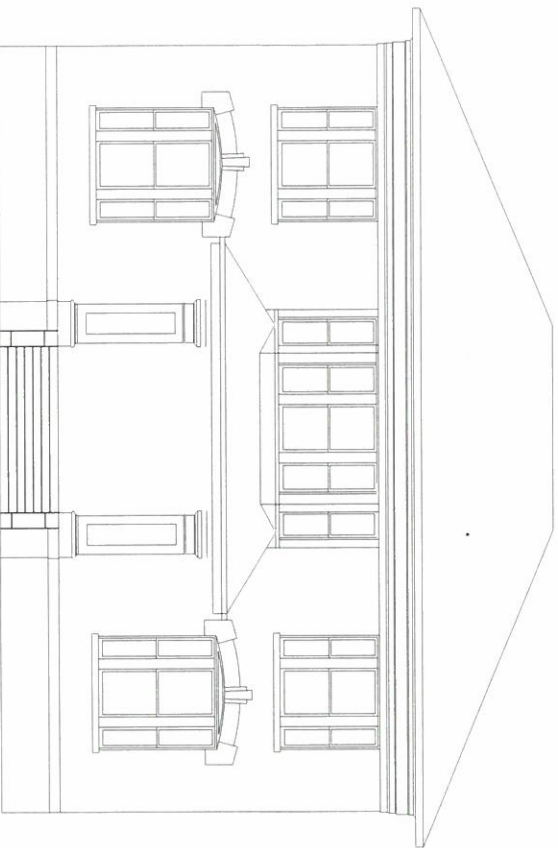




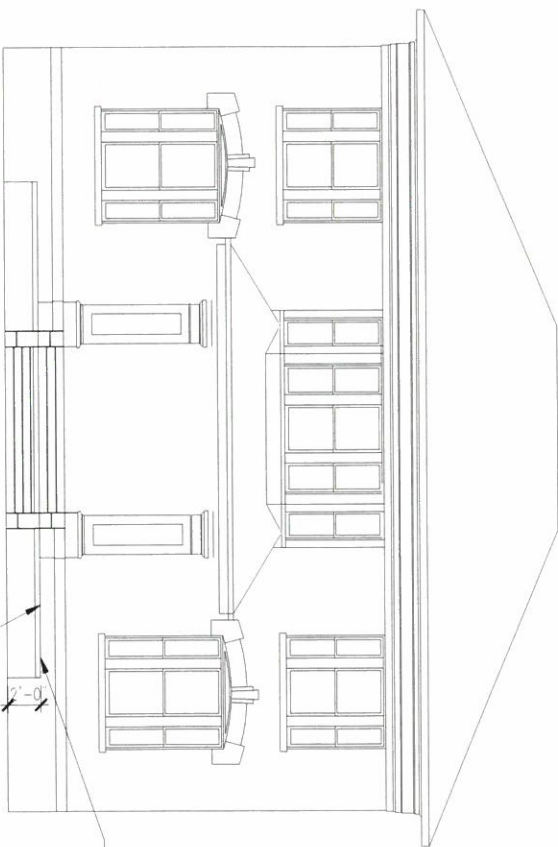
1
A001 **EXISTING SITE PLAN**
SCALE 1/32" = 1'-0"



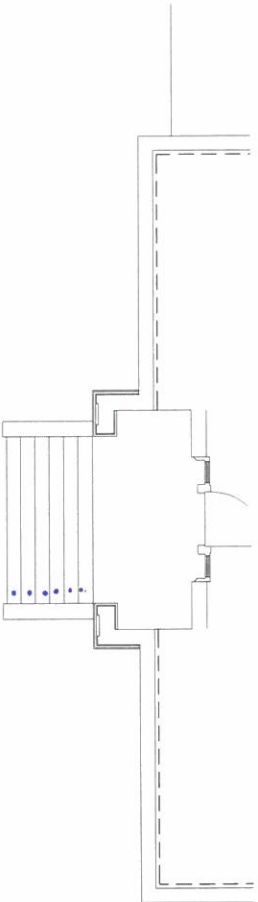
2
A001 **PROPOSED SITE PLAN**
SCALE 1/32" = 1'-0"



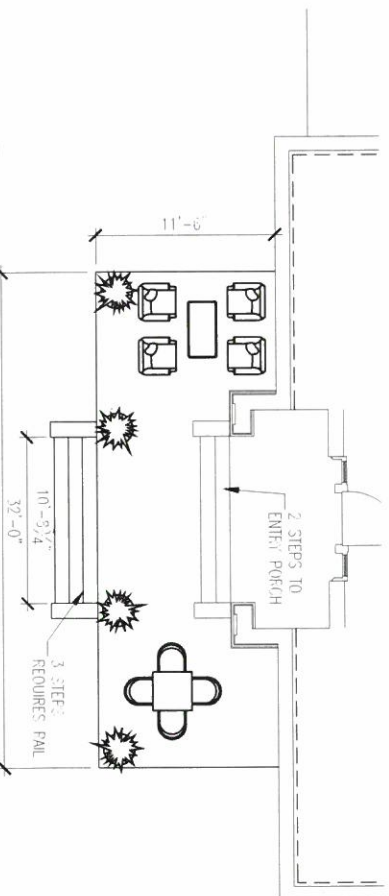
1
A200
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



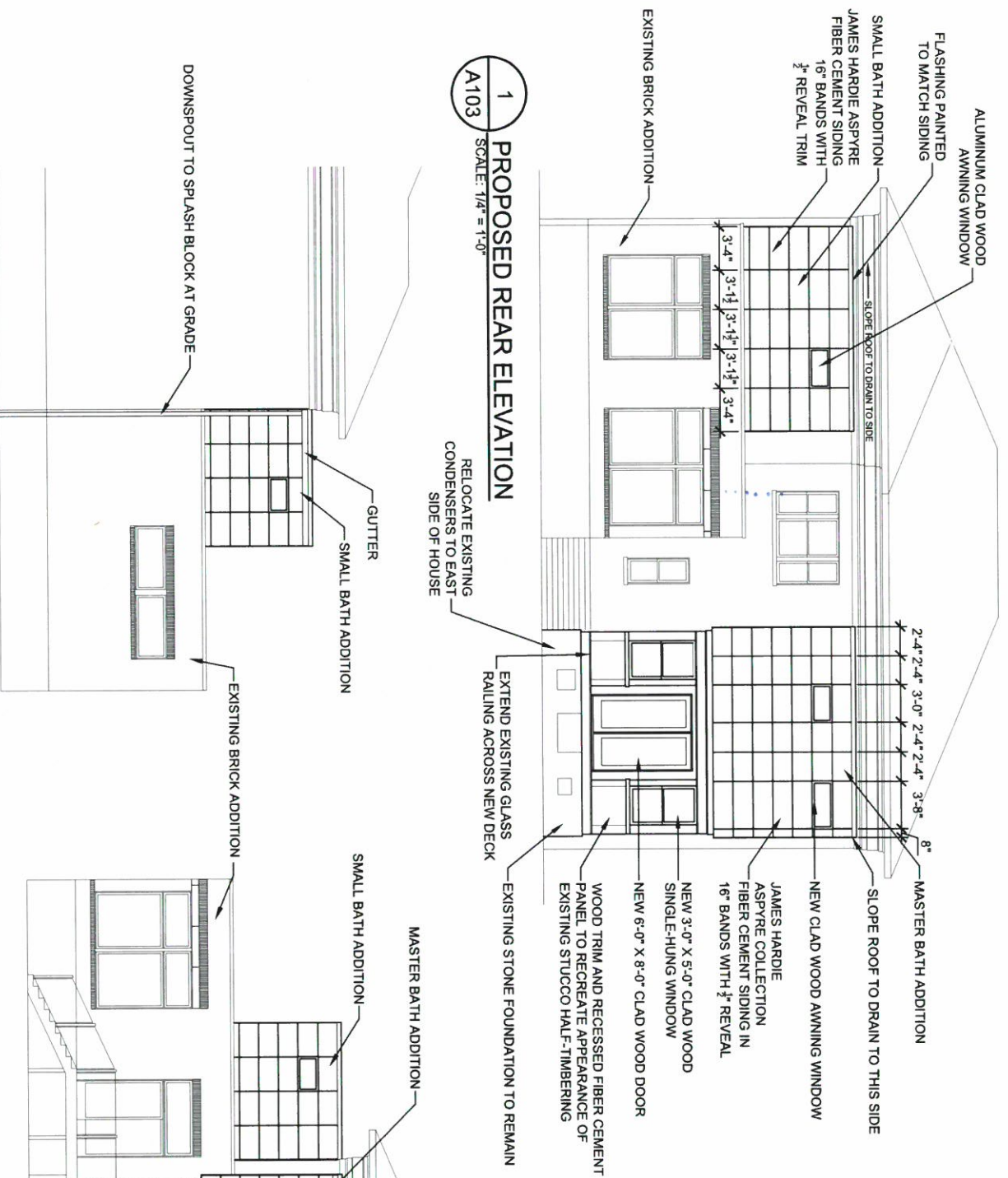
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A200
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



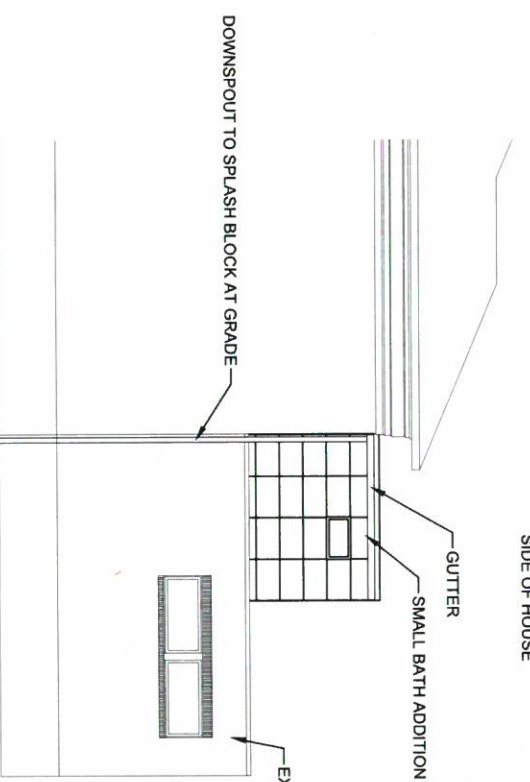
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A200
EXISTING PORCH PLAN
SCALE: 1/8" = 1'-0"



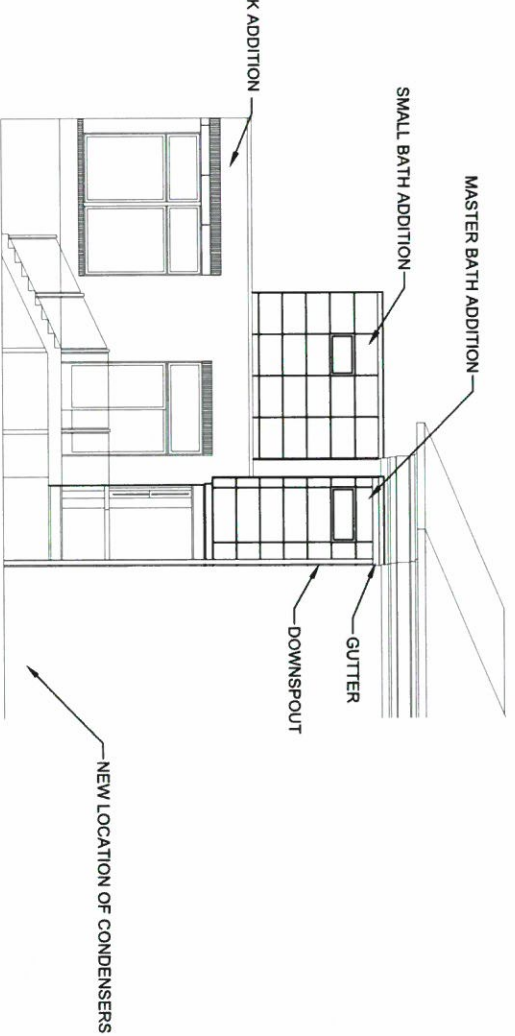
4
A200
PROPOSED TERRACE PLAN
SCALE: 1/8" = 1'-0"



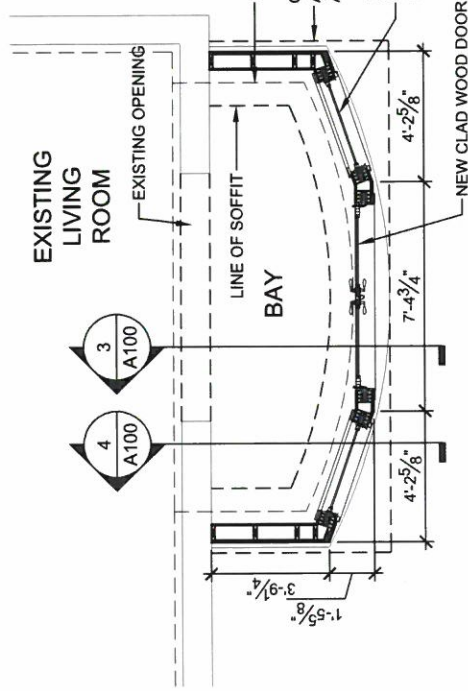
1
A103
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



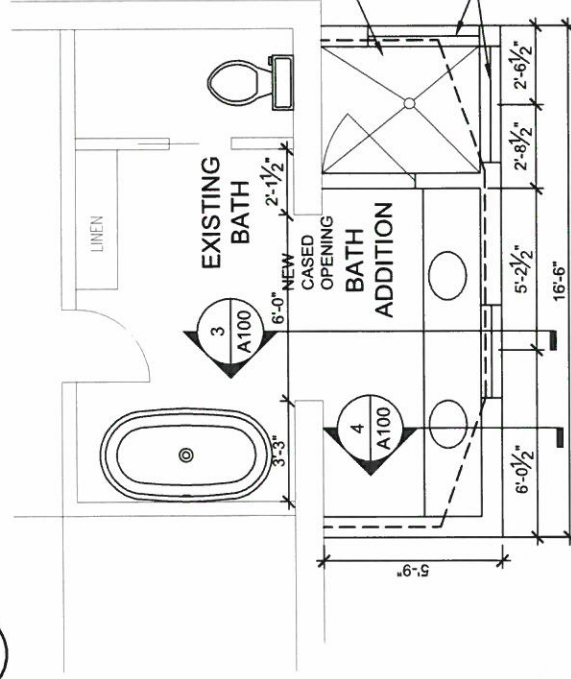
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A103
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



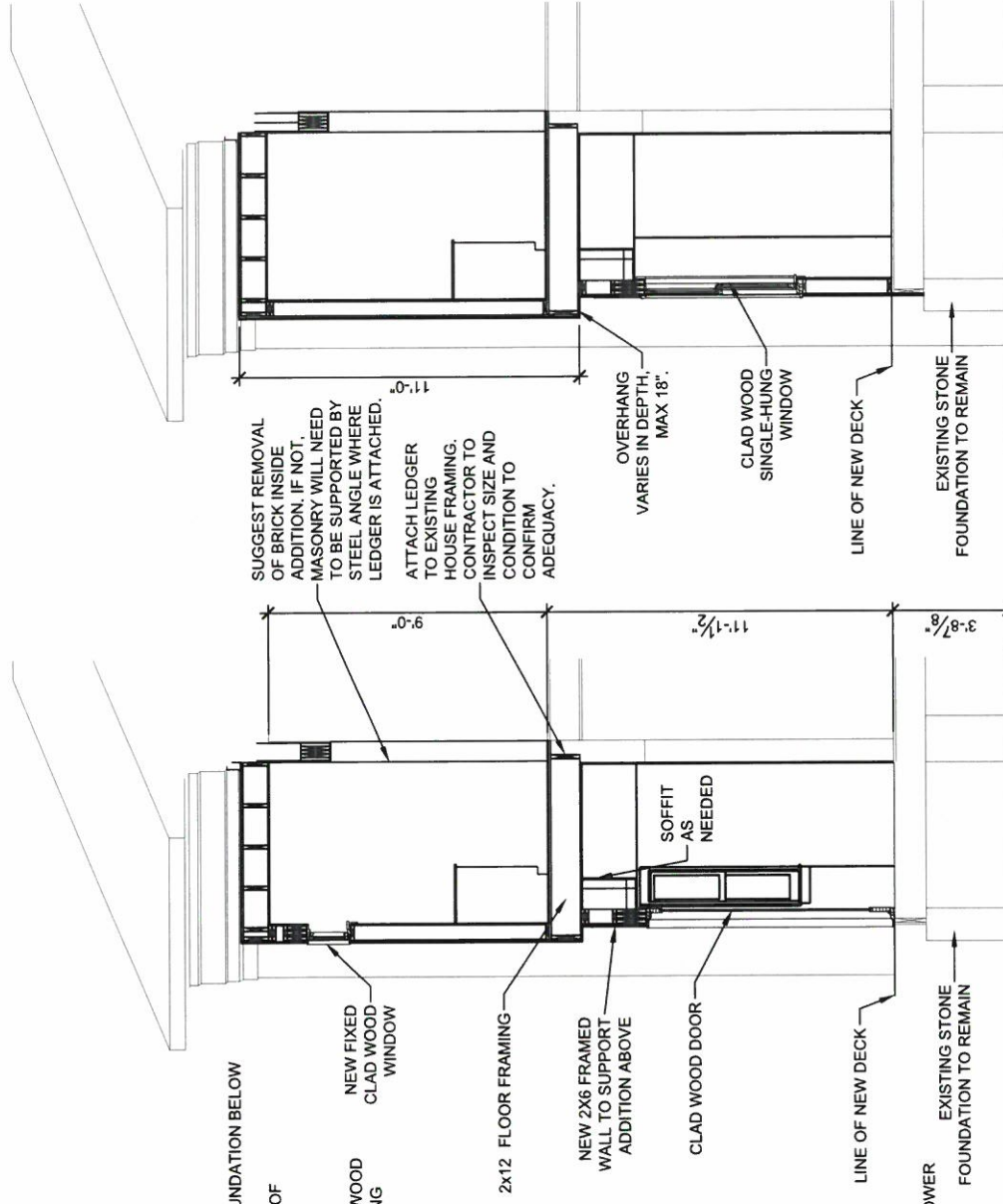
3
A103
PROPOSED EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN - MASTER BATH ADDITION
SCALE: 1/4" = 1'-0"

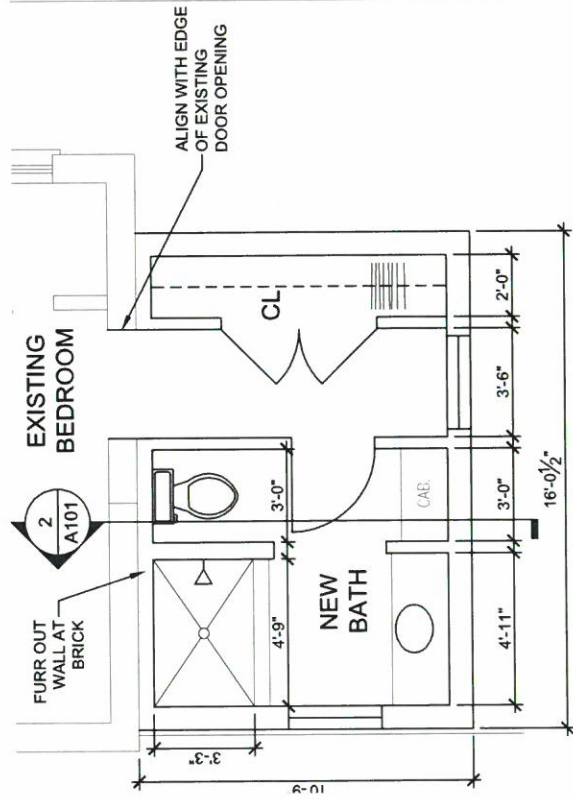


2 2ND FLOOR PLAN - MASTER BATH ADDITION
SCALE: 1/4" = 1'-0"



3 SECTION AT DOOR
SCALE: 1/4" = 1'-0"

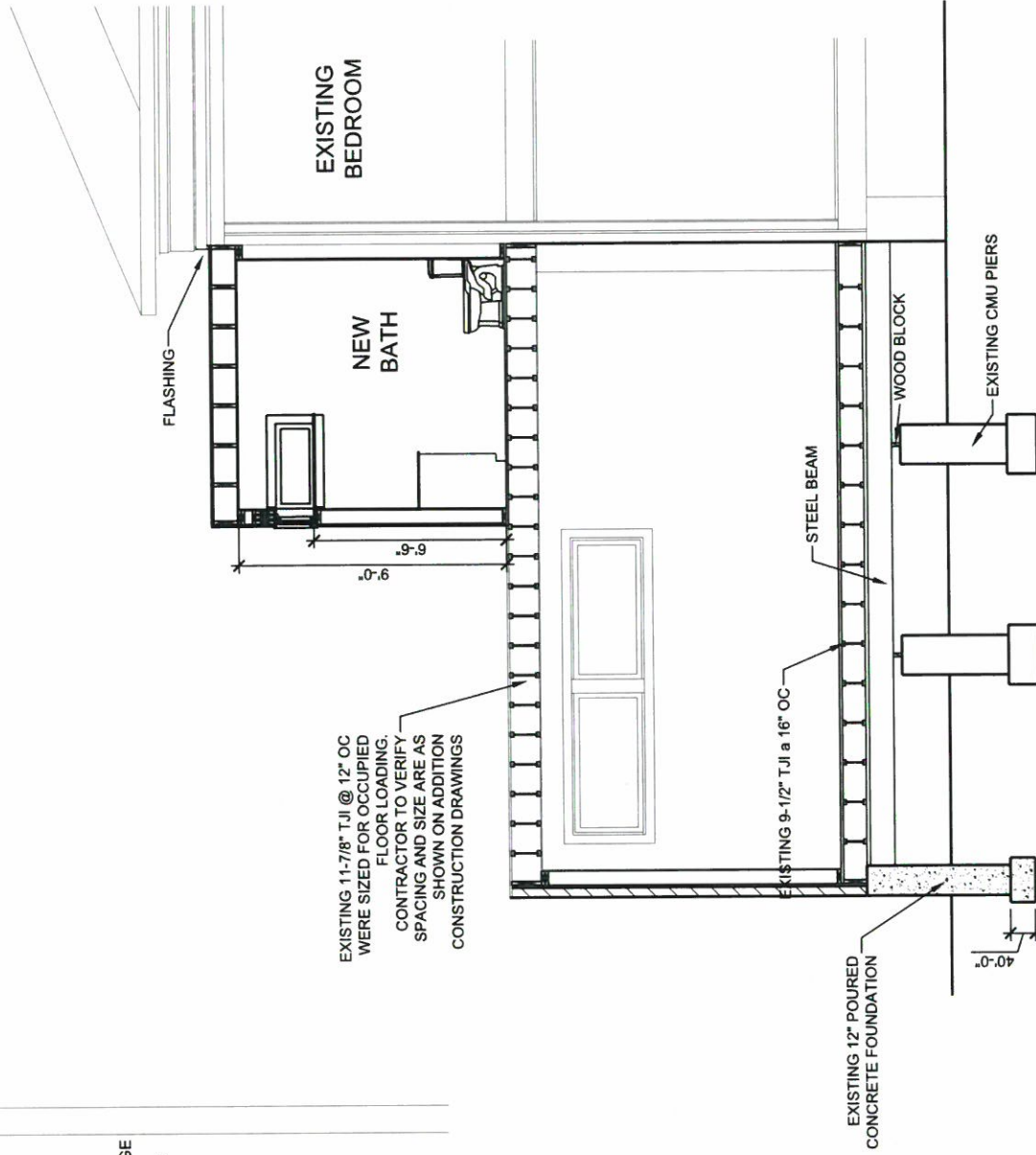
4 SECTION AT WINDOW
SCALE: 1/4" = 1'-0"



1 2ND FLOOR PLAN - SMALL BATH ADDITION

SCALE: 1/4" = 1'-0"

A101



2 SECTION

SCALE: 1/4" = 1'-0"

A101



Front view of 1452 Cherokee Road



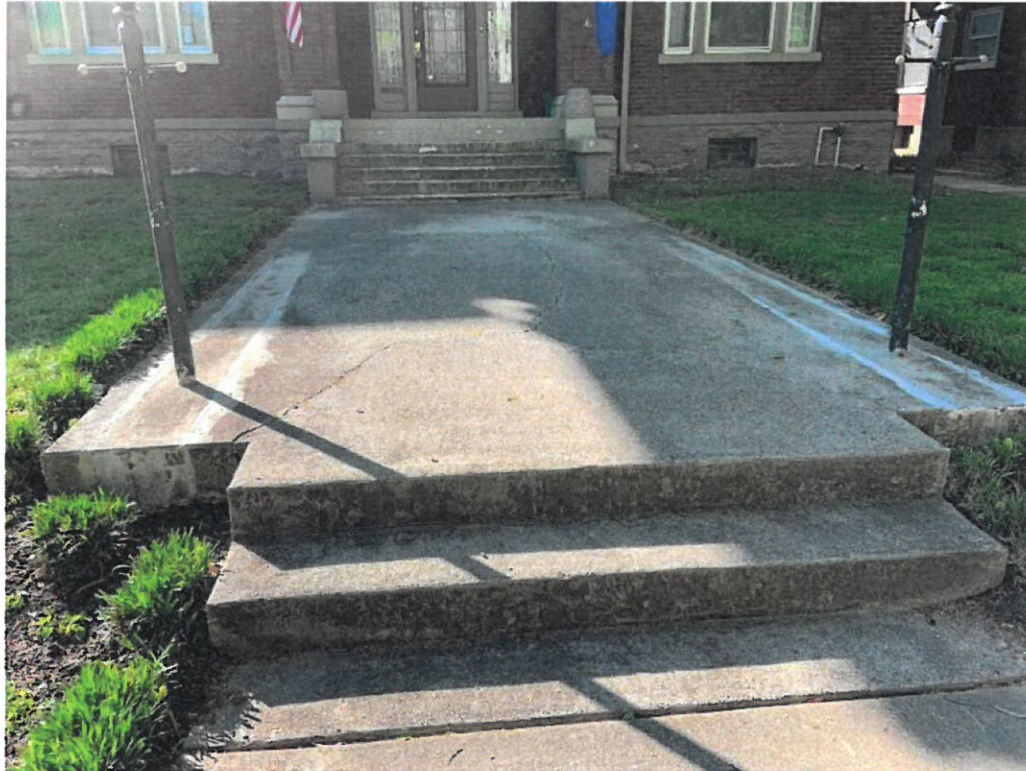
View of neighboring house on east



View of neighboring house on west



Close view of front porch showing existing stairs



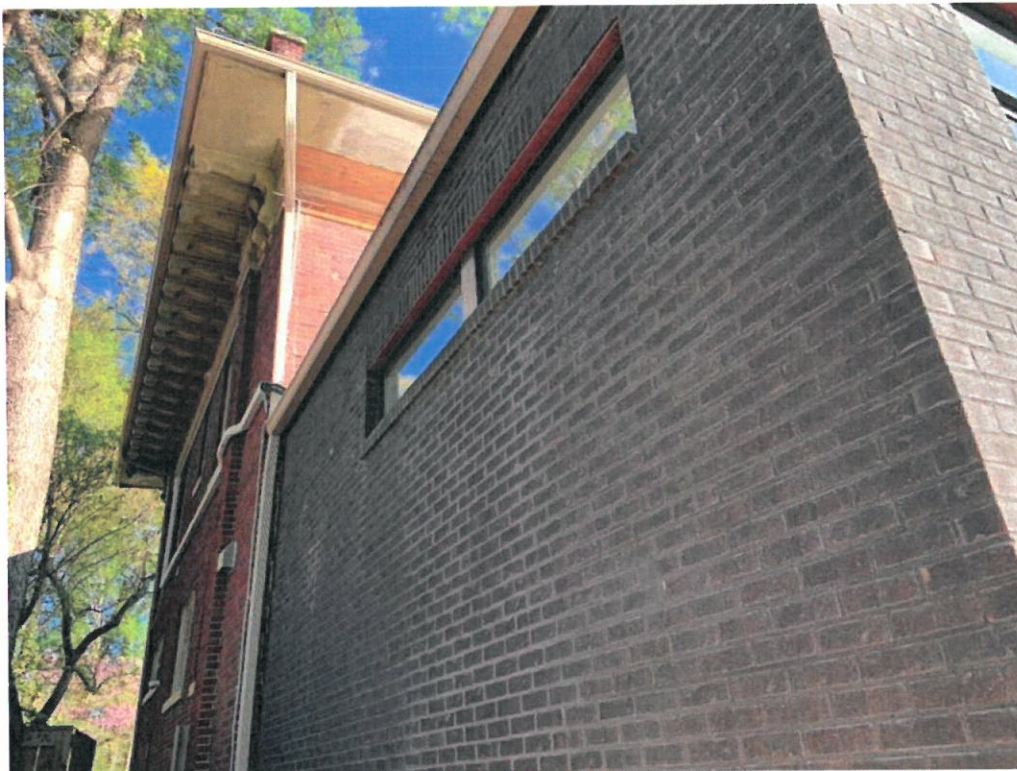
View of front sidewalk



View of rear of 1452 Cherokee Road showing 2014 addition at left and bay at right.



Oblique view of addition and bay. A/C condensers are in fence area y steps.



View of east side of addition showing relationship to original house. Note brackets at side only.



Close view of existing bay to be rebuilt.

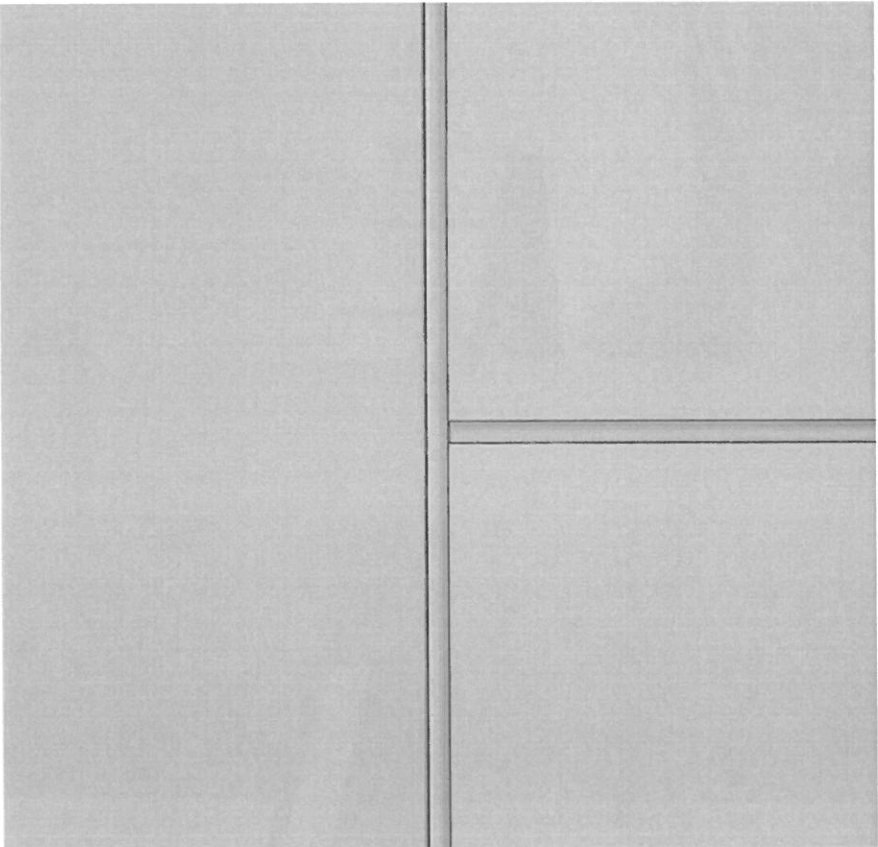


View of cornice above bay.



View of cornice replacement above area of new small bathroom. Repaired in previous project, and currently being painted.





REVEAL PANEL WITH RECESS TRIM

Craft cleaner facades for an ultra-contemporary aesthetic. The hidden trim blends discretely with the Reveal Panel, accentuating its smooth look while creating clean shadow lines. Reveal Recess trim is available primed and is compatible with primed Reveal panels.

Panel Specs

Thickness:	0.438"
Weight:	3.1 LBS./SQ. FT.
Length:	95.5"
Width:	47.5"
Color:	AVAILABLE WITH COLORPLUS® TECHNOLOGY, OR PRIMED FOR PAINT