



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 20-COA-0177

Intake Staff: JM

Date: 08/31/2020

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: Curtin sidewalk and retaining wall replacement

Project Address / Parcel ID: 2111 Cherokee Pkwy, Louisville, KY 40204

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Total Acres: 1.2

Project Cost (exterior only): 18,800

PVA Assessed Value: _____

Existing Sq Ft: 4200

New Construction Sq Ft: 0

Height (Ft): 14 Stories: 1 1/2

Project Description (use additional sheets if needed):

Existing concrete steps, sidewalks and small retaining wall have all deteriorated severely and need to be replaced. Project entails removing the existing steps and sidewalks and replacing with the same materials and the exact same design as currently in place. The replacement retaining wall will be slightly larger and is being built with materials identical to the retaining wall that was recently constructed at 2117 Cherokee Pkwy, which is 2 houses up from our house. A picture of that wall is attached for reference.

The wall being approx 35 ft long starting approx 14 inches tall at the right side ^{look to new street} and being approx 23 inches at the left due to the slope of the sidewalk the wall height will not exceed the height of the original landscaping. All materials will be authentic and from the time period when houses were built.

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Tom Curtin

Name: _____

Company: _____

Company: _____

Address: 2111 Cherokee Pkwy

Address: _____

City: Louisville State: KY Zip: 4020

City: _____ State: _____ Zip: _____

Primary Phone: 502-387-5824

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: tgcurtin@gmail.com

Email: _____

Owner Signature (required): 

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Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: _____

Name: DEAN SHERMAN

Company: _____

Company: S&S RANCH CONTRACTORS LLC

Address: _____

Address: 364 Highwater Rd

City: _____ State: _____ Zip: _____

City: Shepherdsville State: KY Zip: 40165

Primary Phone: _____

Primary Phone: 593-7157

Alternate Phone: _____

Alternate Phone: Office 543-5814

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, DEAN SHERMAN, in my capacity as CONTRACTOR, hereby
representative/authorized agent/other

certify that S&S RANCH CONTRACTORS 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: 8/27/20

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

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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, 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/>



Land Development Report

August 27, 2020 11:56 AM

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

Location

Parcel ID: 075F01120000
Parcel LRSN: 87693
Address: 2111 CHEROKEE PKY

Zoning

Zoning: R5B
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: EASTERN PARKLAND CO.
Plat Book - Page: 01-065
Related Cases: B-145-89

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

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20- CoA- 0177

S & S RANCH CONTRACTOR LLC

DEAN SHERRARD

Payment mailing address: 364 High Water Road * Shepherdsville, KY 40165
 (Mobile) 502-593-7157 (Office) 502-543-5814
 Email: dsherrard01@AOL.com

ESTIMATE
Date: August 19, 2020
Customer Name: Tom Curtin
Address: 2111 Cherokee Pkwy, Louisville, KY 40204
Phone Number: 502-387-5852
Email Address: tgcurtin@gmail.com

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Work to be performed at: 2111 Cherokee Parkway, Louisville, KY 40204

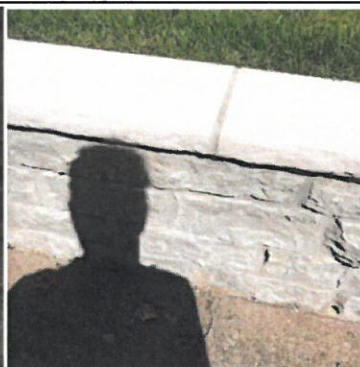
Description of Work:	
Concrete steps, sidewalk and retaining wall repairs	
A. Demo work:	
1. Tear out all steps	
a. 5 steps on front porch, 2 steps at retaining wall, 2 steps at street	
2. Tear all front side walls 42 ft down the side at house x 3 ft wide	
a. 20 ft at 5 ft wide	
3. All demo will be done in a clean, neatly fashion and timely manner.	
a. All dumps are mobile and will not be left on premises over night.	
b. Dumps will only be left during buisness hours	\$ 5,100.00



B. Repouring of Steps and sidewalks	
1. Step up 3 sets of steps	
a. Porch steps (5) approx. 7 ft x 11 ft and 7 ft wide. Standard size.	
b. Sidewalk steps (2) approx. 5 ft x 7 ft and 11 ft wide. Standard size.	
c. Road steps (2) approx. 7 ft x 11 ft and 5 ft wide. Standard size.	
1. Pour with old louisville mix and finish	
2. Sidewalks	\$ 3,800.00
a. Setup all sidewalk in front and side (approx. 42 ft on side x 3ft wide and 20 ft in front x 5 ft wide)	
b. Pour sidewalks in old Louisiville mix and finish. Install a standard drain pipe	\$ 1,800.00
3. Install a boarder around both sides of all sidewalks with the same stone that we use on retaining wall. Will try to make it look like what neighbors have. Limestone 5 inches x 10 inches	\$ 1,500.00

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4. Install schedule 40 PVC pipe for gutter drain	
C. Install retaining wall in front yard	
1. Dig footer for wall	
2. Install rock or sand in footer and barry the first course	
3. Install 10 ft x 5 inches chinked limestone block. Starting approx. 15 inches out of ground at low end and 30 inches at the other end.	
4. Install limestone coping flat stone on top, wall being approx. 14 ft on other side of steps and 21 ft on the other side	
5. Back fill wall and fix landscaping	\$ 6,600.00



Thank you for the opportunity to give you this quote.

Dean Sherrard

Any questions, just give us a call at 502-593-7157

Total Estimate Amount : \$ 18,800.00
Less Deposit \$ (10,000.00)
Estimate Balance Due: \$ 8,800.00

REC'D

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Call Susan
502-471-4419

Beck
Realty Group
471-4419

Call Morgan
502-608-6196

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