



Louisville-Jefferson County Metro Government

PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300

LOUISVILLE, KENTUCKY 40202

Phone: (502) 574-6230 Website: <https://louisvilleky.gov/government/planning-design>

Certificate of Appropriateness Application

Case Number: 21-COA-0030

Submittal Date: 02/18/2021

Intake Staff: Jude Mattingly

Application Information

Primary Address: 2519 CHEROKEE PKY, LOUISVILLE, KY 40204

Primary Parcel Id: 092B00K10000

Project Description: A certificate of appropriateness application remove and replace front staircase, replace bushes, and add a concrete pad on .38 acres in a R-5 zoning district.

Project Name: Cherokee Triangle - Front Steps

GENERAL INFORMATION

Acres	.38
Dwelling Units	7
Historic Preservation District	CHEROKEE TRIANGLE
New Building Square Feet	0
Number of Meeting Notification Postcards	0
PVA Assessed Value	910000.00
Project Cost	17000.00
Rooms	0

GIS INFORMATION

Council District	8
Current Subdivision Name	EASTERN PARKLAND CO.
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	APARTMENT BUILDING #EL#
Municipality	LOUISVILLE

National Register District	CHEROKEE TRIANGLE
Overlay District	NONE
Plan Certain	NONE
Plat Book - Page	01-067
System Development District	NO
Zoning Code	R5

Owner Information

Name: GRAY, KENNETH J & LOIS JUDD JOHN B PE
Address: ADDRESS UNKNOWN, CONDO LAND LOT, KY C-LOT

Contact Information

Type: Applicant
Name: Mary Semenza
Address: 2519 Cherokee Parkway
Louisville KY 40204
Phone: 5024244626
Email: mary.semenza@gmail.com

Owner Certification Statement

Application Submitted By:

I hereby certify that I am the owner of property subject of this application, or that I am authorized to submit this application on behalf of the owner(s) of the property. 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.



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21-COA-0030 Intake Staff: JM

Date: 02 / 18 / 2021 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: Front step enhancement

Project Address / Parcel ID: 2519 Cherokee Parkway, Louisville, KY 40204

Total Acres: .3798

Project Cost (exterior only): \$17000 PVA Assessed Value: Multiple units

Existing Sq Ft: _____ New Construction Sq Ft: _____ Height (Ft): _____ Stories: _____

Project Description (use additional sheets if needed):

Remove deteriorating yellow brick walls that lines both sides of staircase from the sidewalk to where the stairs split to the right and left.
Replace brick with boxwood bushes to match/continue those currently planted along the front of the terrace at the top of the lawn. Approximately 20 bushes ("Chicagoland Green") along each side of staircase.
Remove railings and replace with new railings to match those on the split steps.
Patch and resurface concrete steps.
Add concrete pad – approx. 6' x 6' - to the green verge between the sidewalk and the street to reduce mud and damaged grass due to foot traffic from residents who park there.

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: _____

Name: Mary Semenza

Company: _____

Company: Cherokee View Condominiums

Address: _____

Address: 2519 Cherokee Parkway

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40204

Primary Phone: _____

Primary Phone: 502-424-4626

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: mary.semenza@gmail.com

Owner Signature (required): _____

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: _____

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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, Mary Semenza, in my capacity as Condo Board Secretary, hereby
representative/authorized agent/other

certify that Cherokee View Condominiums 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: Mary Semenza Date: 2/6/21

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 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/>

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:

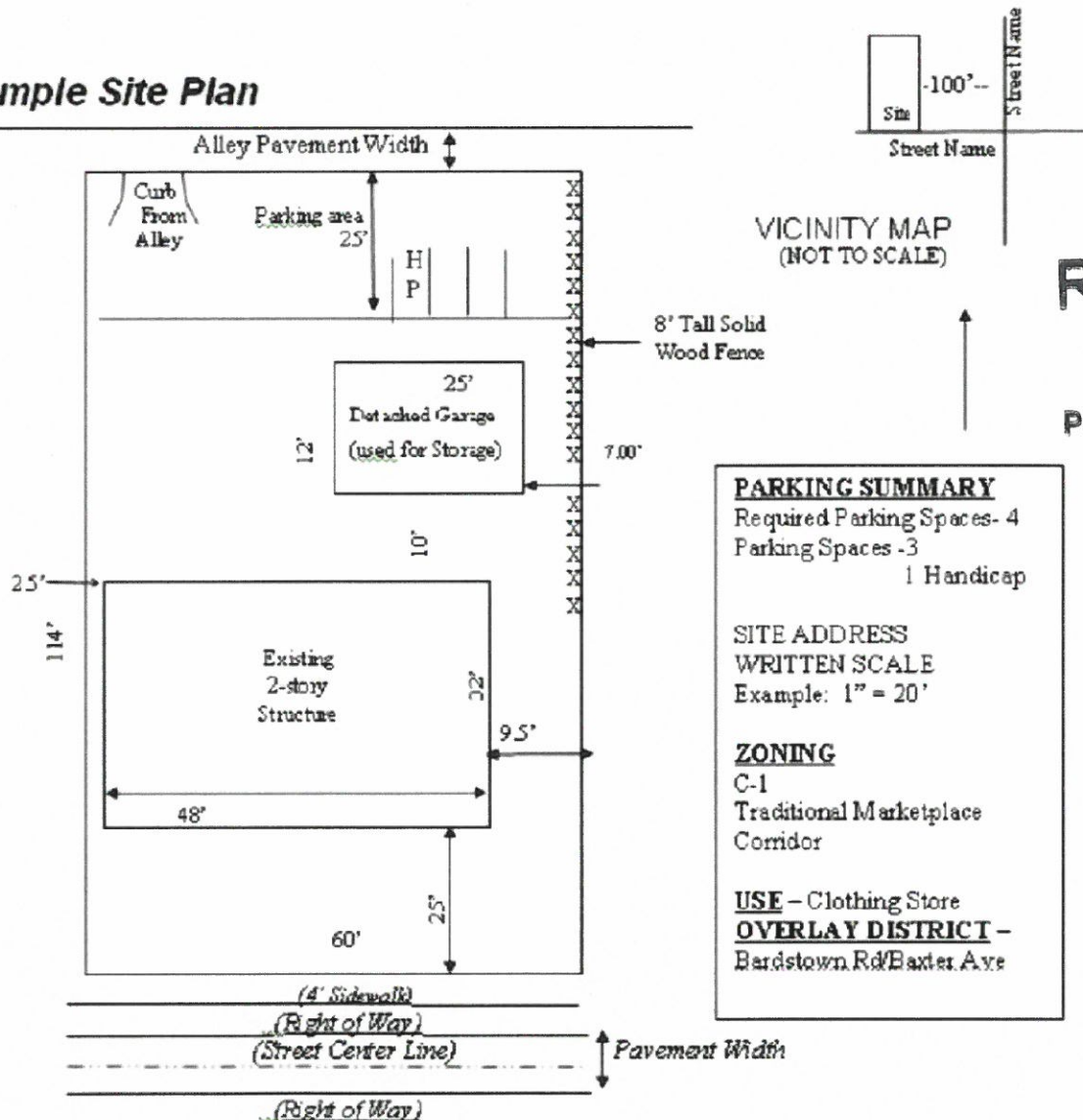
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires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





Land Development Report

February 5, 2021 9:25 AM

[About LDC](#)

Location

Parcel ID: 092B00K10000
Parcel LRSN: 9709976
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R5
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: EASTERN PARKLAND CO.
Plat Book - Page: 01-067
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

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21-60A-0030

Apex Industrial Maintenance Inc.
P.O. Box 17345, Louisville, KY 40217
t 502-216-9116 f 502-636-0182
apexindust@gmail.com

Estimate

Date	Estimate #
10/7/2020	1441

Name / Address	Project Name
Cherokee View Condominiums Attn: Diane Henry, President 2519 Cherokee Parkway Lou, Ky 40204 C 502.544.6102 jdvkjh@aol.com H502.228.0921	RE: Renovate Steps & Landing Cherokee View Condos Cherokee Rd, Lou KY

Description	Total
<p>For the sum of \$13,230.00 we propose to supply all labor, materials, and equipment to complete the following scope of work.</p> <p>This quote is based on the following:</p> <ol style="list-style-type: none">1. Demo brick retaining wall on both sides of the steps.2. Remove existing rod iron railings.3. Patch large cracks and chips in existing concrete on steps and landings to prep for new resurface.4. Wash down steps and landing with a masonry detergent.5. Patch large cracks and chips in existing concrete steps and landings to prep for new resurface.6. Apply Thoro Acryl 60, a bonding agent, to steps and landing.7. Apply Ardex CD concrete resurface per manufacturer recommendations.8. Provide and install new rod iron to match.9. Haul away Apex construction debris.10. Keep job site clean and safe. <p>If this quote is accepted, please call so we can schedule your project.</p>	13,230.00

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Price on Estimate Good for 30 Days!!	Apex is Woman Owned Business!!!
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Respectfully submitted, Darryl Nasief	Total \$13,230.00
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Phone #	Fax #	E-mail
502-216-9116	502-636-0182	apexindust@gmail.com

21-CoA-0030

Estimate



2608 Hikes Lane • Louisville, Kentucky 40218
Phone 502-456-2908 • Fax 502-454-0950
Email: wallitschland@yahoo.com
www.wallitschlandscaping.com

Date	Estimate #
1/19/2021	K-2625

Name / Address
Cherokee View Condominiums Mary Semenza

Customer E-mail	Customer Phone	Customer Alt. Phone	Customer Fax	Contact
mary.semenza@gmail.com				Kevin

Qty	Item	Size	Rate	Total
40	Chicagoland Green Boxwood	15" BB	64.95	2,598.00
10	Hollytone Fertilizer	Lbs.	0.95	9.50
4	Brown Hardwood Shredded Mulch	Cu. Yd.	40.00	160.00
	Plant Boxwood along each side of steps, apply fertilizer and spread mulch.		1,215.00	1,215.00
	-Estimate does not include additional topsoil if needed			
	SUBTOTAL:			3,982.50
	KENTUCKY SALES TAX:		6.00%	238.95

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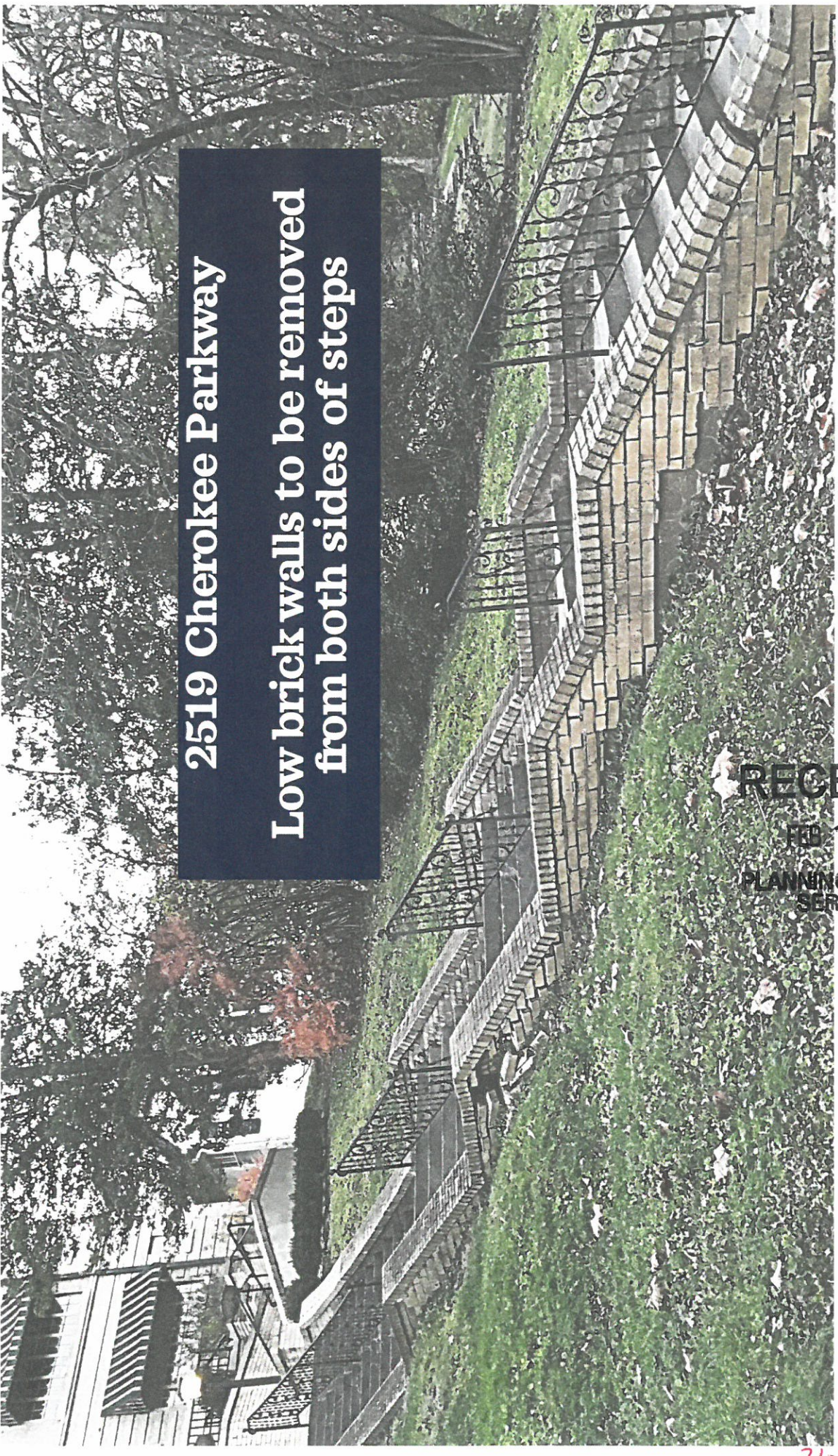
GUARANTEE:

We Guarantee trees and shrubs for one year. Should a plant fail to live for one year, we will replace the plant one time only at no cost to the customer. We cannot be responsible for plants destroyed by drought, freeze, weed killer, or insects. Bedding Plants, Roses, House Plants, Hanging Baskets and Plants planted in containers are not Guaranteed. Replacement Labor will be charged on the same basis as new planting. not responsible for damage to unmarked underground electric, telephone, cable, TV, gas, water, and sewer utility lines.

Total \$4,221.45

MEMBERS OF:
Professional Landcare Network
American Nursery and Landscape Association
Kentucky Nursery and Landscape

21-COA-0030



2519 Cherokee Parkway
Low brick walls to be removed
from both sides of steps

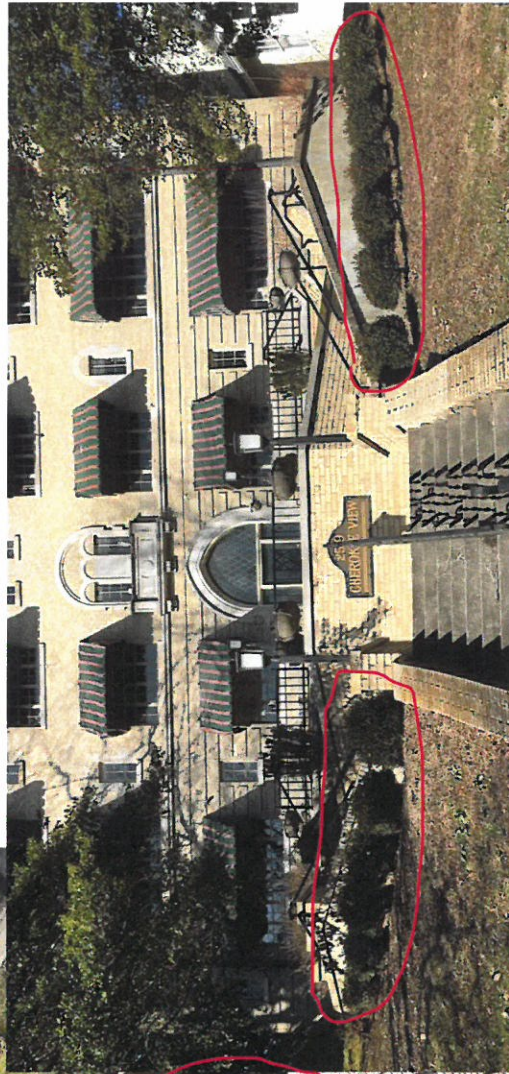
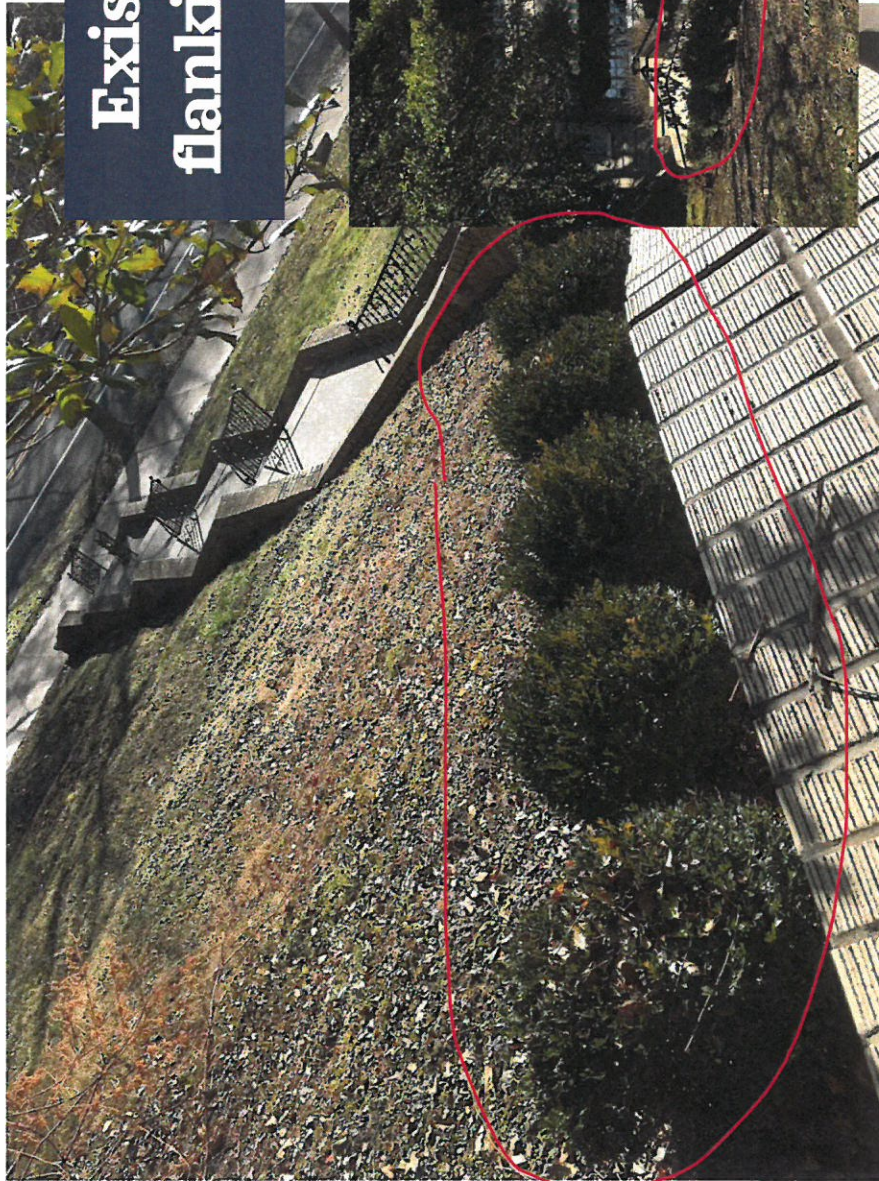
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21-COA-0030

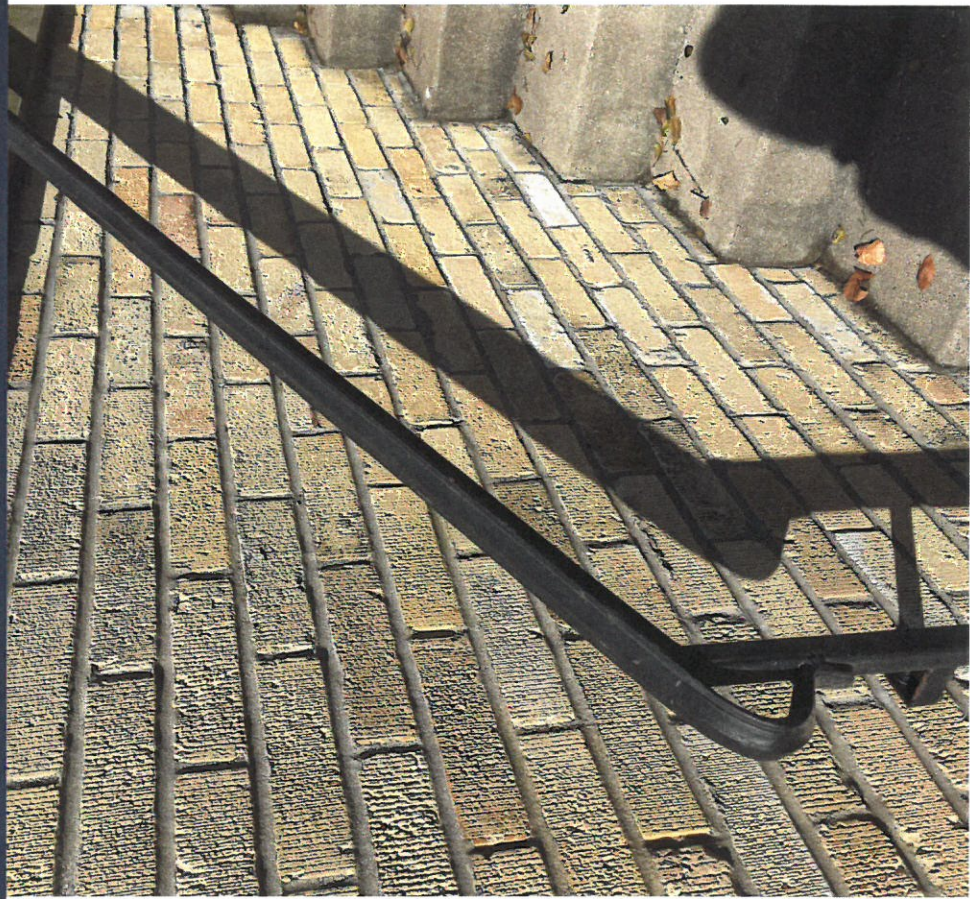
Existing Boxwood Bushes
flanking upper split staircase



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20-COA-0030

Existing Railings on upper staircase
to be matched on lower staircase



Existing Railings on lower
staircase

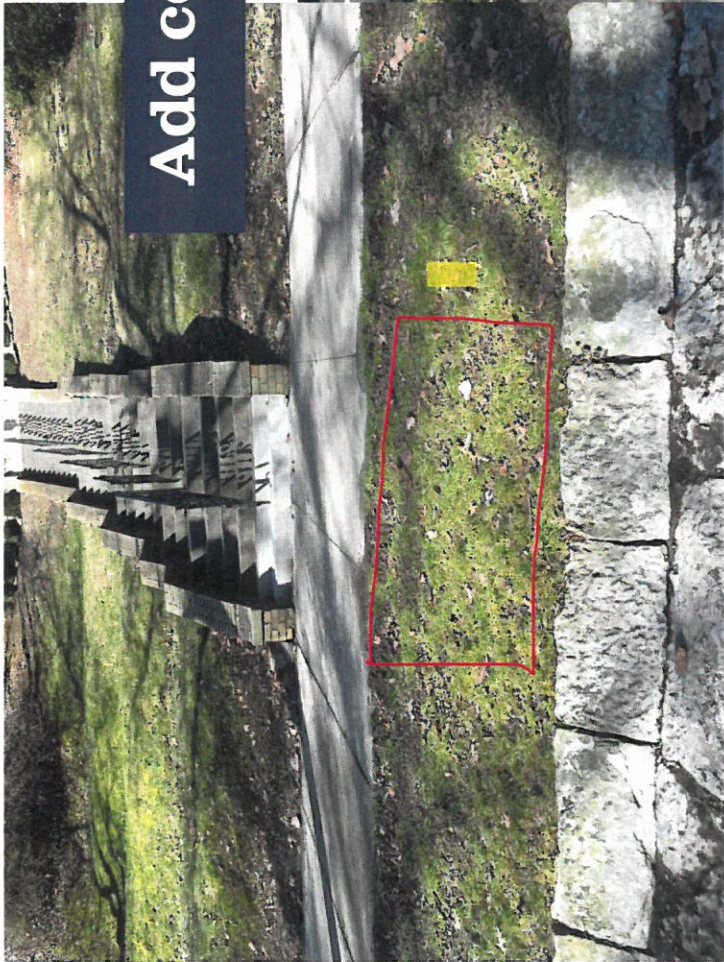


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21-CoA-0030

Add concrete pad to grassy verge



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21- CoA- 0030