

# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: \_\_\_\_\_ Date: 8-19-21 Intake Staff: ML Fee: \$0  
21-OVERLAY-0024

## 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:

<u>Certificate of Appropriateness:</u>	<input type="checkbox"/> Butchertown	<input type="checkbox"/> Clifton	<input type="checkbox"/> Cherokee Triangle	<input type="checkbox"/> Individual Landmark
	<input type="checkbox"/> Limerick	<input type="checkbox"/> Old Louisville	<input type="checkbox"/> Parkland Business	<input type="checkbox"/> West Main Street
<u>Overlay Permit:</u>	<input checked="" type="checkbox"/> Bardstown/Baxter Ave Overlay (BRO)		<input type="checkbox"/> Downtown Development Review Overlay (DDRO)	
	<input type="checkbox"/> Nulu Review Overlay District (NROD)			
Project Name: Ballet Hotel				
Project Address / Parcel ID: 1300-1306 Bardstown Road Louisville, KY 40204. / 075B 0055 0000				
Deed Book(s) / Page Numbers <sup>2</sup> :				
Total Acres: .3642				
Project Cost:			PVA Assessed Value:	\$950,000
Existing Square Feet:	New Construction Square Feet:	Height (ft.):	Stories:	3

Project Description (use additional sheets if needed):

CONSTRUCT FRONT OUTDOOR PATIO SPACES.

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21-OVERLAY-0124

<b>Owner:</b>		<input type="checkbox"/> Check if primary contact		<b>Applicant:</b>		<input checked="" type="checkbox"/> Check if primary contact	
Name:		Ben Botkins		Name:		Jeff Rawlins	
Company:		Park Mile Partners		Company:		Architectural Artisans	
Address:		1281 Everett Ave		Address:		213 South Shelby Street	
City:	Louisville	State:	KY	Zip:	40204	City:	Louisville
		State:	KY	Zip:	40202		
Primary Phone:		502 609 1968		Primary Phone:		502 582 3907	
Alternate Phone:				Alternate Phone:			
Email:		benbotkins@gmail.com		Email:		jr@architecturalartisans.net	
<b>Owner Signature (required):</b>							

<b>Attorney:</b>		<input type="checkbox"/> Check if primary contact		<b>Plan prepared by:</b>		<input type="checkbox"/> 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,		, 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.		

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is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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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.ky.gov/LOJIC](http://www.ky.gov/LOJIC) 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: <http://www.ky.gov/LOJIC>

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## Land Development Report

February 6, 2020 11:31 AM

About 100

### Location

Parcel ID:

075B00550000

Parcel LPS:

89270

Address:

1300 BARDSTOWN RD

### Zoning

Zoning:

(C2)

Form District:

TRADITIONAL MARKETPLACE CORRIDOR

Plan Certain #:

NONE

Proposed Subdivision Name:

NONE

Proposed Subdivision Docket #:

NONE

Current Subdivision Name:

NONE

Plat Book - Page:

NONE

Related Cases:

18CUP1072

### 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:

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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## Land Development Report

February 6, 2020 11:32 AM

Address: 1306

### Location

Parcel ID:

075B00560000

Parcel L3334

89432

Address:

1306 BARDSTOWN RD

### Zoning

Zoning:

(C2)

Form District:

TRADITIONAL MARKETPLACE CORRIDOR

Plan Certain #:

NONE

Proposed Subdivision Name:

NONE

Proposed Subdivision Docket #:

NONE

Current Subdivision Name:

NONE

Plat Book - Page:

NONE

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:

YES

### Environmental Constraints

Floodplain Review

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

Wastewater Property Service Requirements

YES

Sewer Recapture Fee Area:

NO

### Services

Municipality:

LOUISVILLE

Council District:

8

Fire Protection District:

LOUISVILLE #4

Urban Service District:

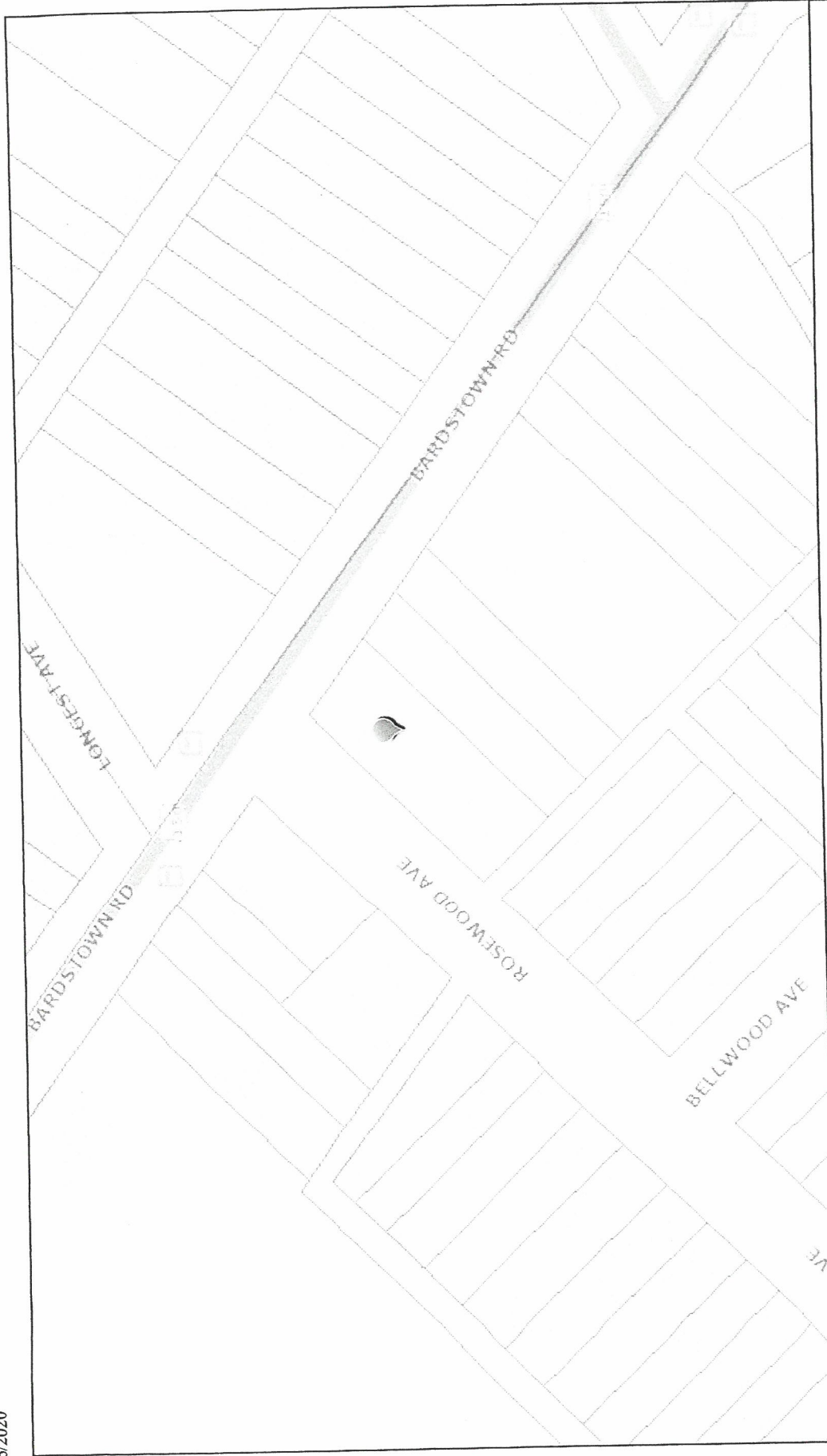
YES

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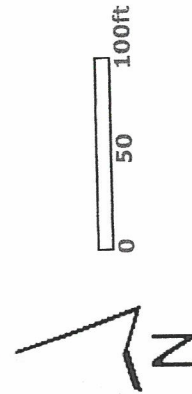


**LOJIC**

Louisville Metro, MSD, LWC & PVA © 2020  
This map is not a legal document and should only be used  
for general reference and identification.

## Ballet Hotel

2/6/2020, 11:30:53 AM



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SANDRA METTS,  
MARY SOTSKY  
1276 BARDSTOWN RD  
LOUISVILLE KY 40204

FIRST NATIONAL BANK  
1301 BARDSTOWN RD  
LOUISVILLE KY 40204

TERRI SAMS,  
SAM FONVILLE  
1308 BARDSTOWN RD  
LOUISVILLE KY 40204

DEBRA HERNANDEZ,  
LYNNE SMITH  
1810 ROSEWOOD AVE  
LOUISVILLE KY 40204

DONNA STONE  
1313 BARDSTOWN RD  
LOUISVILLE KY 40204

JAMES ONEILL  
1809 ROSEWOOD AVE  
LOUISVILLE KY 40204

THE ROSEWOOD CONDOS  
1815 ROSEWOOD AVE  
LOUISVILLE KY 40204

ARCHITECTURAL  
ARTISANS  
213 S. SHELBY ST  
LOUISVILLE KY 40202

PHILIP SIMPSON  
1815 ROSEWOOD AVE  
# 5  
LOUISVILLE KY 40204

JONATHAN BRANNON  
1815 ROSEWOOD AVE  
# 6  
LOUISVILLE KY 40204

NOE HONES II  
1815 ROSEWOOD AVE  
# 7  
LOUISVILLE KY 40204

TYLER WADE VINCE  
1815 ROSEWOOD AVE  
# 8  
LOUISVILLE KY 40204



SANDRA METTS,  
MARY SOTSKY  
1276 BARDSTOWN RD  
LOUISVILLE KY 40204

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ARTISANS  
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LOUISVILLE KY 40202

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# 7  
LOUISVILLE KY 40204

TYLER WADE VINCE  
1815 ROSEWOOD AVE  
# 8  
LOUISVILLE KY 40204

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NEW PATIO PER PREVIOUS  
SUBMITTAL



INSTALL NEW BASEMENT STAIR EGRESS  
DOOR BETWEEN BUILDINGS

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REPLACE WITH GLASS STOREFRONT

PREVIOUSLY APPROVED

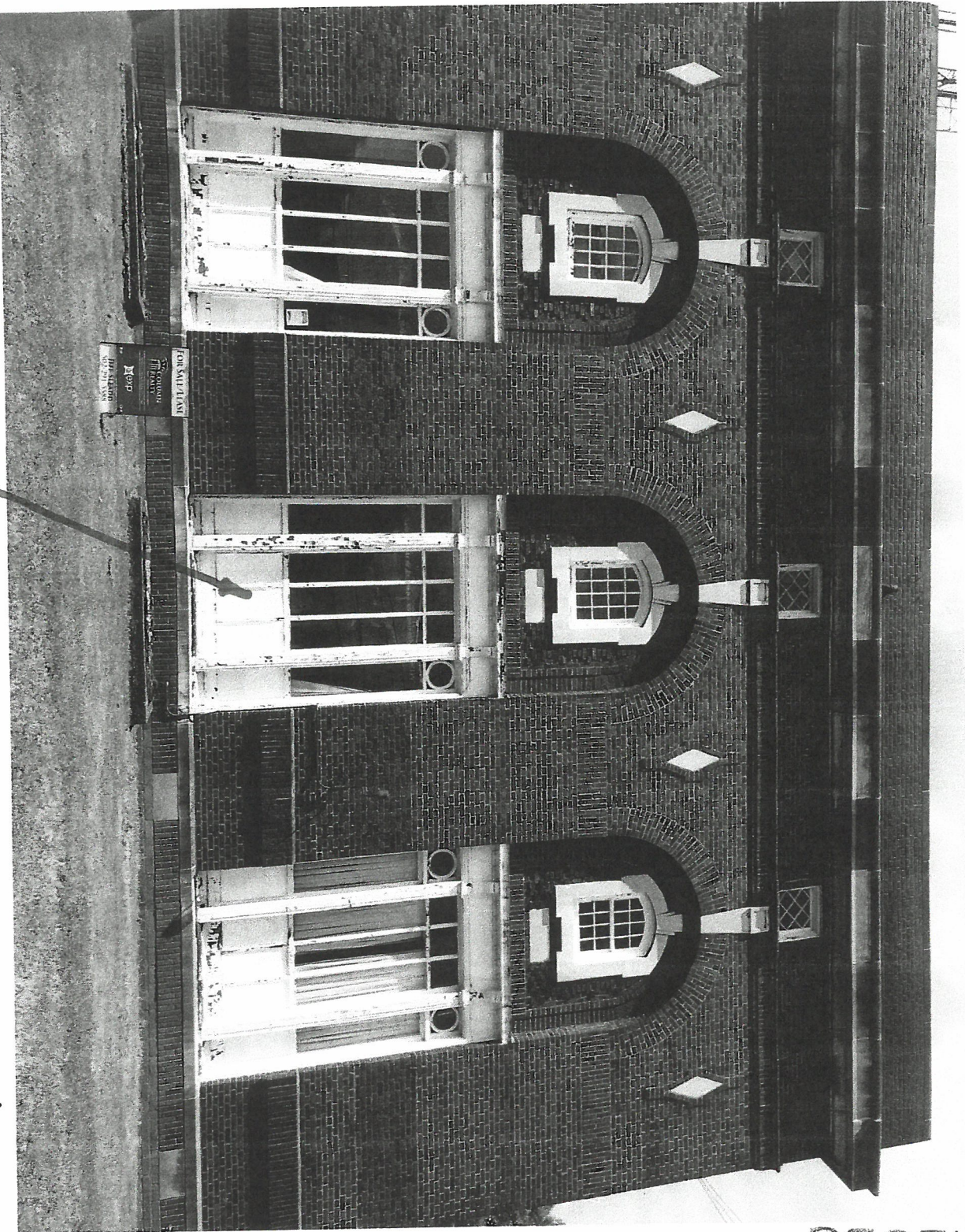
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REPLACE CENTER PANEL w/  
 DOOR & SIDELITE  
 PREVIOUSLY APPROVED ON ALL 3 OPENINGS  
 OPENING TO EACH SIDE WILL NOW BE  
 RESTORED AS THEY ARE.

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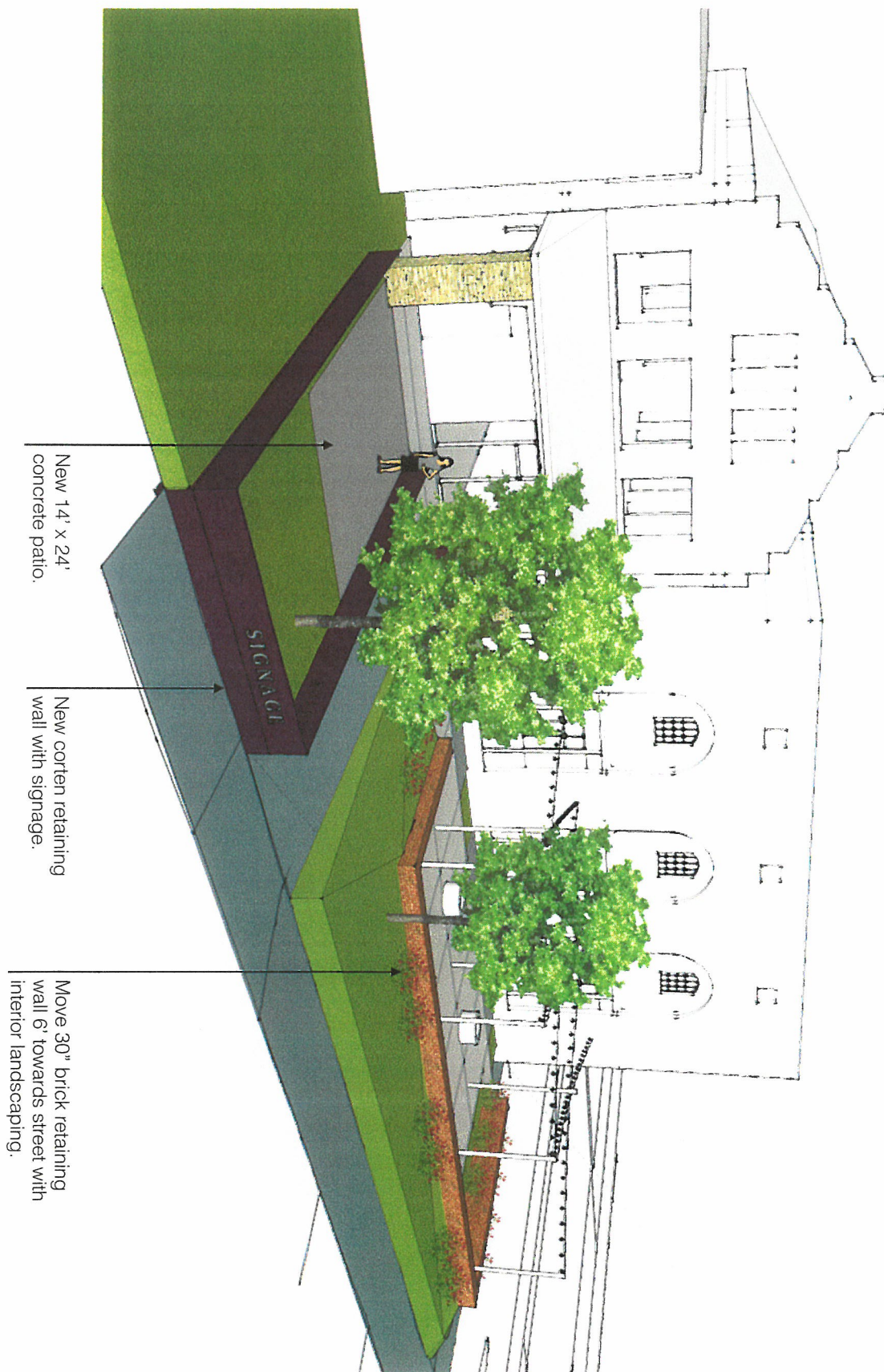
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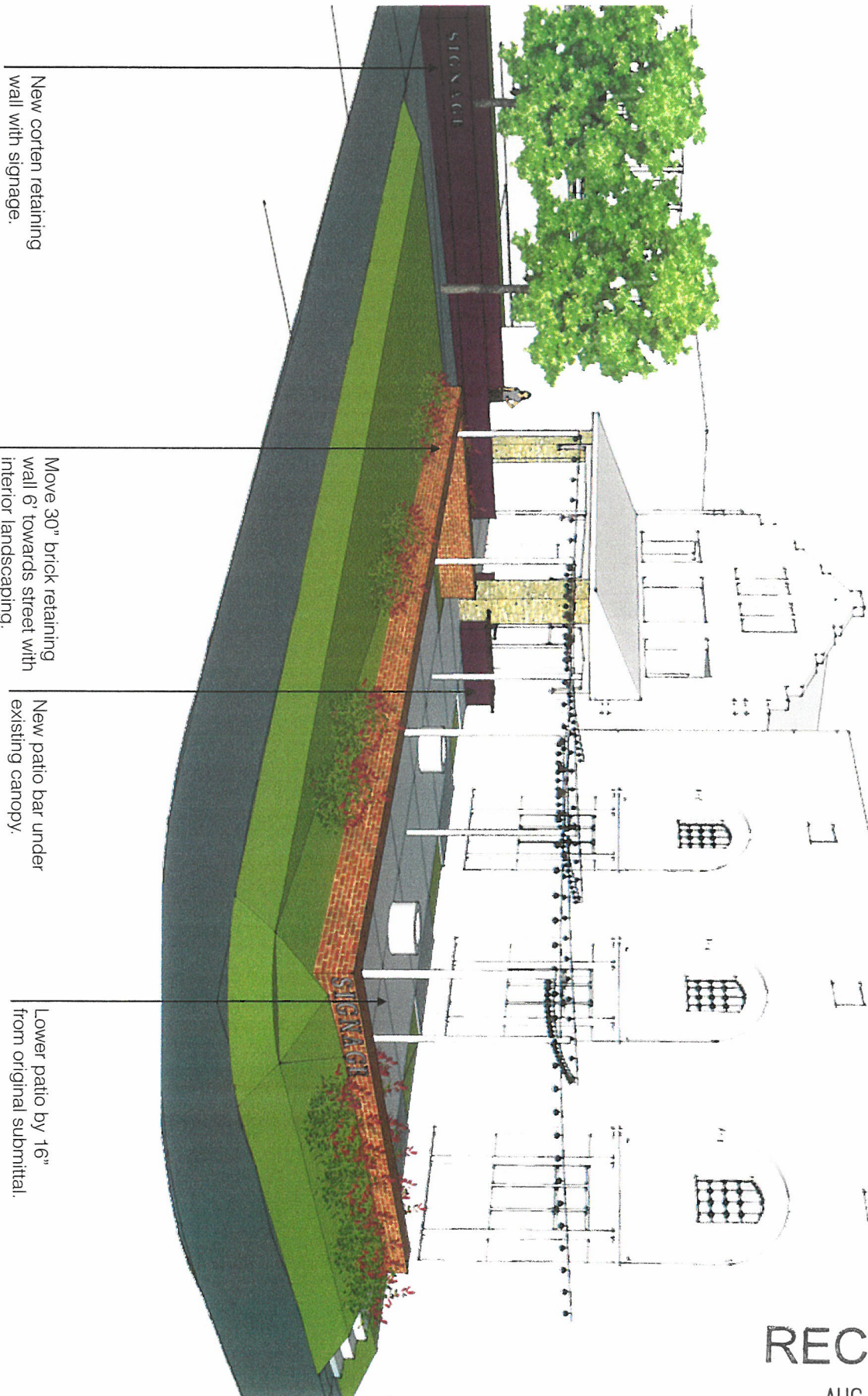
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New corten retaining wall with signage.

Move 30" brick retaining wall 6" towards street with interior landscaping.

New patio bar under existing canopy.

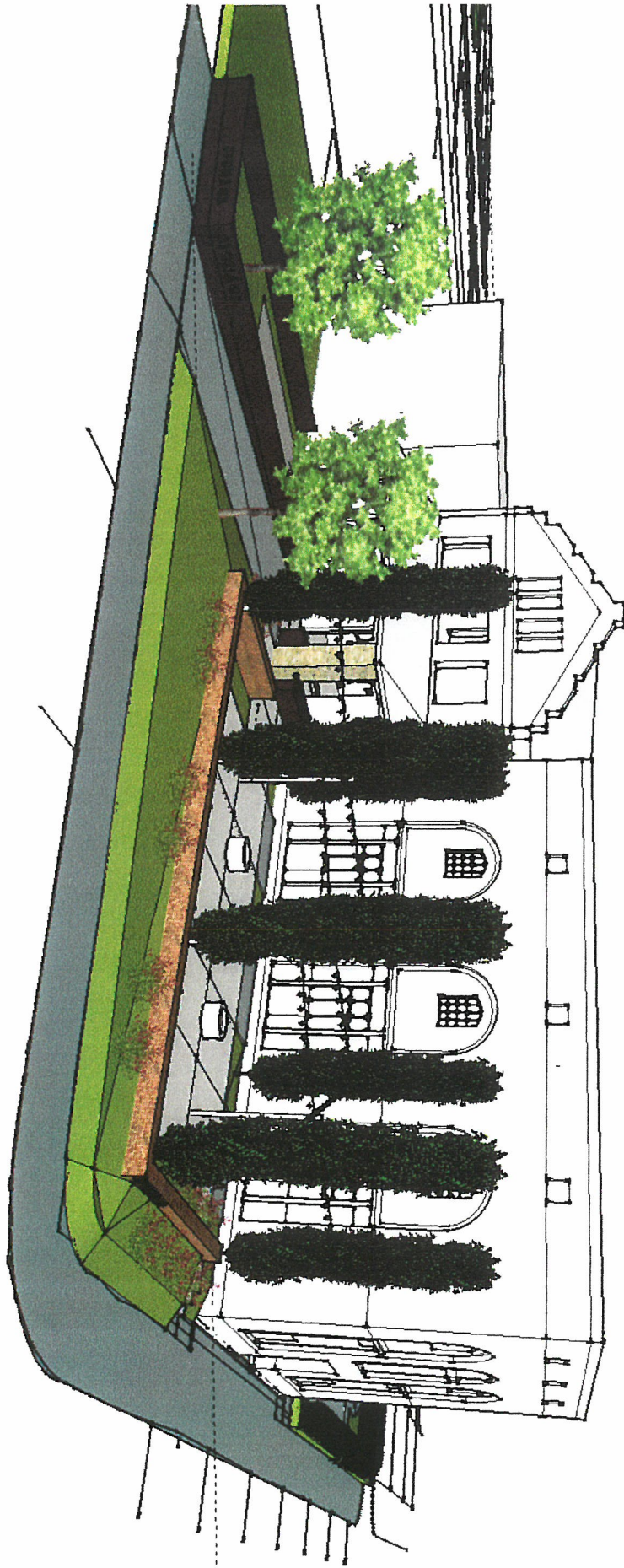
Lower patio by 16" from original submittal.

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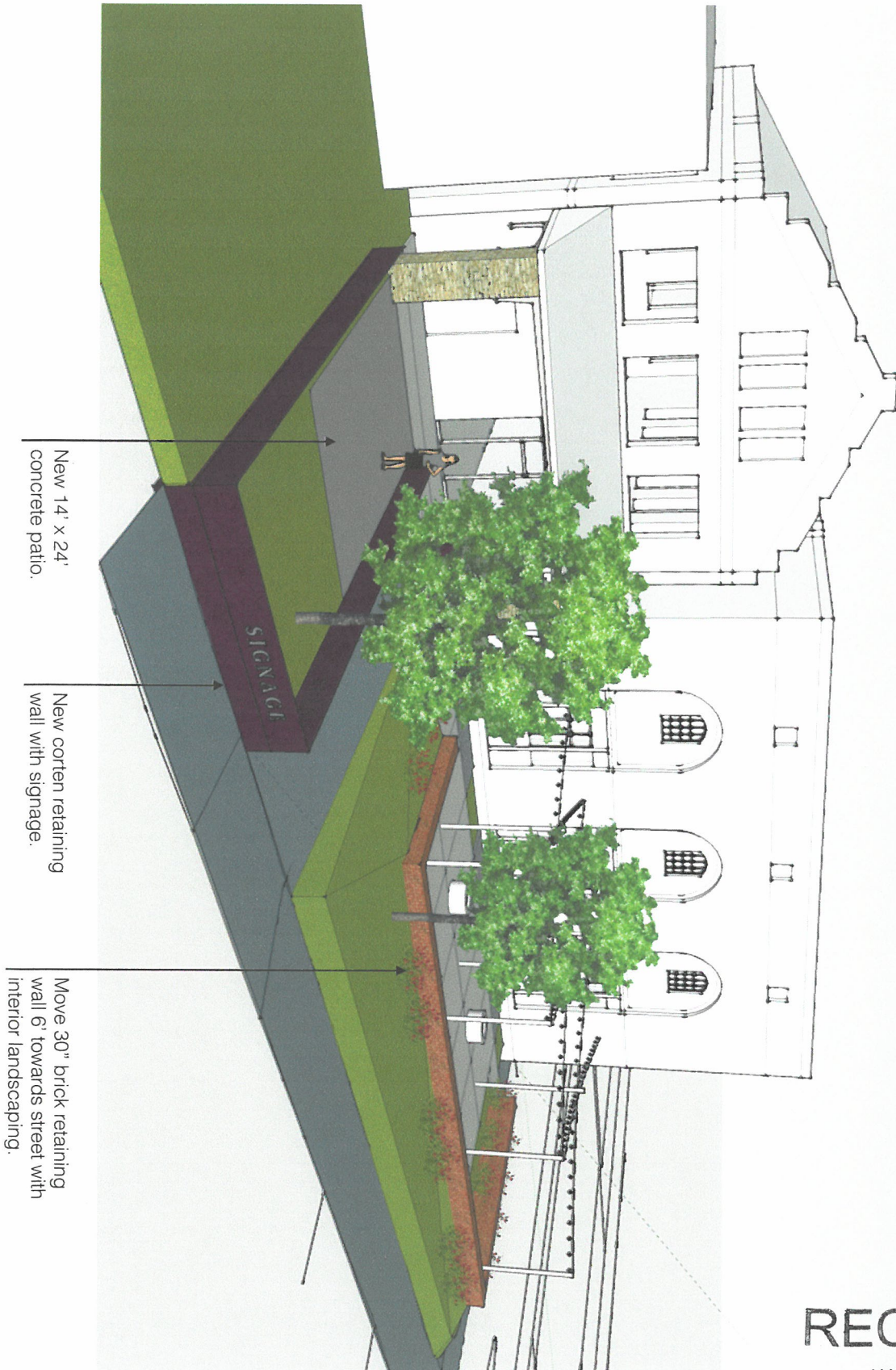
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New 14' x 24'  
concrete patio.

New corten retaining  
wall with signage.

Move 30" brick retaining  
wall 6' towards street with  
interior landscaping.

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RECEIVED

AUG 19 2021

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New corten retaining wall with signage.

Move 30" brick retaining wall 6' towards street with interior landscaping.

New patio bar under existing canopy.

Lower patio by 16" from original submittal.



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