



# Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21-OVERLAY-0027 Intake Staff: AB

Date: 8/27/21 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 Crossing

Project Address / Parcel ID: 700 E Main Parcel 017A01440000  
Block 17A Lot 144

Total Acres: 2.460

Project Cost (exterior only): \$400,000 PVA Assessed Value: \_\_\_\_\_

Existing Sq Ft: \_\_\_\_\_ New Construction Sq Ft: \_\_\_\_\_ Height (Ft): \_\_\_\_\_ Stories: \_\_\_\_\_

Project Description (use additional sheets if needed):

Click or tap here to enter text.

Demolition of existing warehouse structures. 3 Story brick bldg to remain

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21-OVERLAY-0027

**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: \_\_\_\_\_

Name: Mark Campisano

Company: Nulu Central Station LLC

Company: MC Associates LLC

Address: One World Trade Center

Address: PO Box 12347

City: New York State: NY Zip: 10007

City: Louisville State: Ky Zip: 40206

Primary Phone: \_\_\_\_\_

Primary Phone: 502-664-6231

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

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

Email: \_\_\_\_\_

Email: mark@mcassociates.com

Owner Signature (required): Mark Campisano owner Rep. MEMBER

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Michael Maier

Name: \_\_\_\_\_

Company: Neikirk, Mahoney & Maier PLLC

Company: \_\_\_\_\_

Address: 1215 Herr Ln #210

Address: \_\_\_\_\_

City: Louisville State: Ky Zip: 40222

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502-896-2966

Primary Phone: \_\_\_\_\_

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

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

Email: michaelmaier@neikirk.net

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, Mark Campisano, in my capacity as Authorized Agent, hereby  
representative/authorized agent/other

certify that Nulu Central Station 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: Mark Campisano

Date: 8/26/21

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.

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**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/>

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## 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>

## Sample Site Plan

