



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 21-COA-0202

Intake Staff: CS

Date: 09/07/2021

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: 1215 S. 3rd Street

Project Address / Parcel ID: 1215 S. 3rd Street/032B00080000

Total Acres: 0.3418

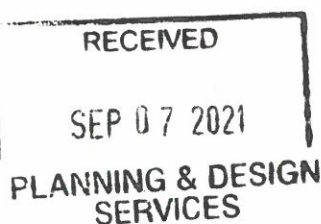
Project Cost (exterior only): \$5,000 PVA Assessed Value: \$310,000

Existing Sq Ft: 7,309 New Construction Sq Ft: 0 Height (Ft): Stories: 3

Project Description (use additional sheets if needed):

A new 8' wood fence extending from the alley plane of the carriage house, running south to the property line, then west to the rear south extension at the side of the house, then north to connect to the house. The fence will be only minimally visible from the street.

The existing parking lot in the rear of the house will be entirely removed. All of the asphalt will be removed and the yard regraded and planted with grass in the center and shrubs and flower beds along the perimeter.



21-COA-0202

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Joseph Impellizzeri

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Company: J1201S3 TEL502565276 LLC

Company: J1201S3 TEL502565276 LLC

Address: 239 S. 5th Street, Ste 1021

Address: 239 S. 5th Street, Ste 1021

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40202

Primary Phone: (502) 996-2272

Primary Phone: (502) 996-2272

Alternate Phone: _____

Alternate Phone: _____

Email: JosephImpellizzeri@gmail.com

Email: JosephImpellizzeri@gmail.com

Owner Signature (required): 

9/7/2021

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Joseph C. Pierson

Name: Joseph C. Pierson

Company: Pinion Advisors

Company: Pinion Advisors

Address: 2309 Mohican Hill Court

Address: 2309 Mohican Hill Court

City: Louisville State: KY Zip: 4020

City: Louisville State: KY Zip: 40207

Primary Phone: (517) 862-7333

Primary Phone: (517) 862-7333

Alternate Phone: _____

Alternate Phone: _____

Email: JPierson@PinionAdvisors.com

Email: JPierson@PinionAdvisors.com

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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.

PLANNING & DESIGN SERVICES

I, Joseph Impellizzeri, in my capacity as Authorized Agent, hereby
representative/authorized agent/other

certify that ESD1209 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:  Date: 9/7/2021

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

21-COA-0202

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.



21-COA-0202

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.

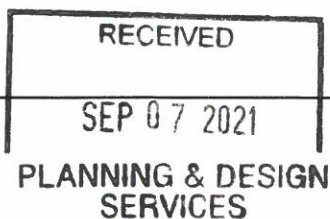
Committee Review Only

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/>



21-COA-0202

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/>

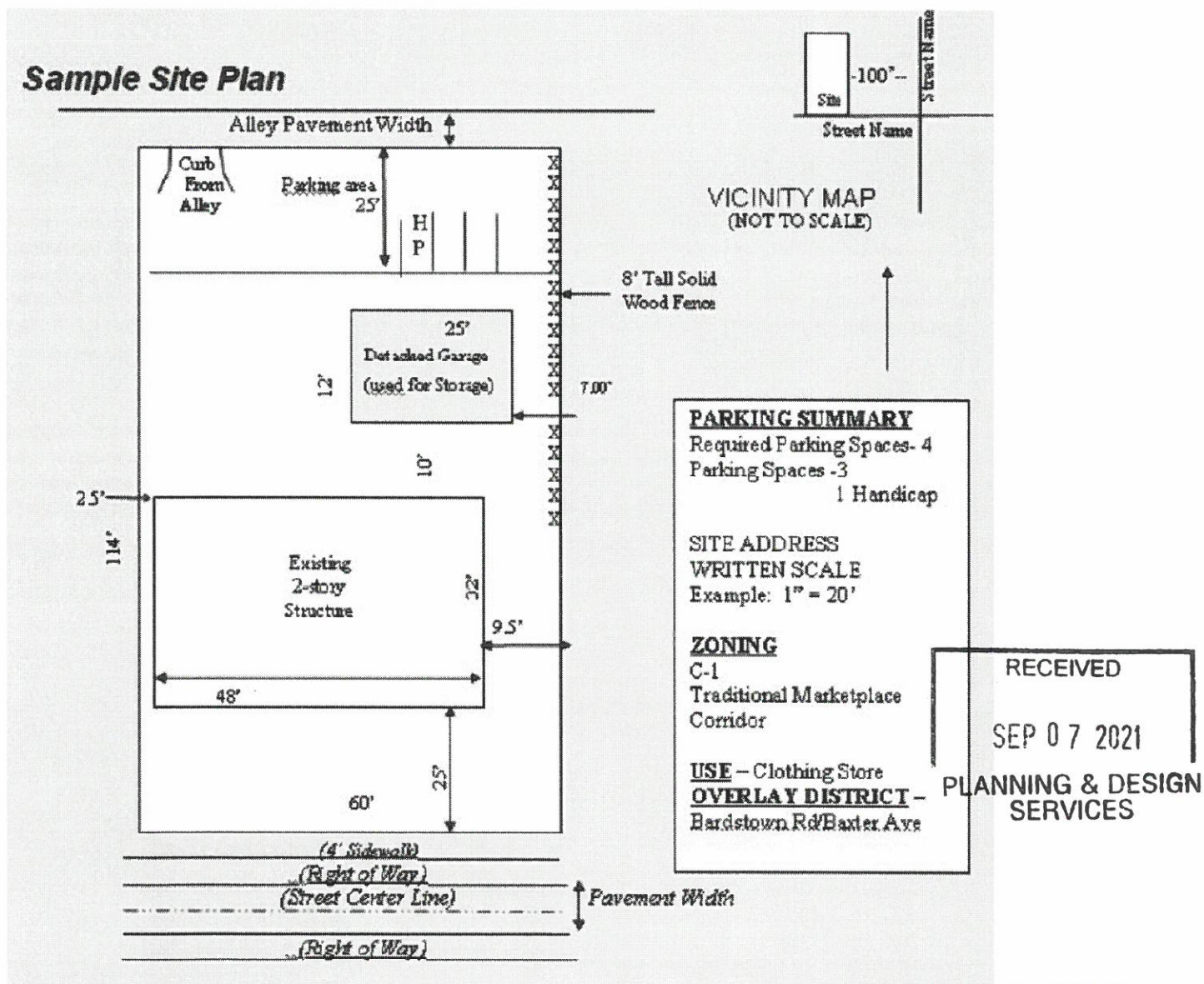
Definitions:

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>



21-COA-0202



Land Development Report

September 6, 2021 9:43 PM

About LDC

Location

Parcel ID: 032B00080000
Parcel LRSN: 89684
Address: 1215 S 3RD ST

Zoning

Zoning: TNZD
Form District: TRADITIONAL NEIGHBORHOOD
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: NO
Historic Preservation District: OLD LOUISVILLE
National Register District: OLD LOUISVILLE
Urban Renewal: NO
Enterprise Zone: YES
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: 21111C0041F

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: NO

Sewer & Drainage

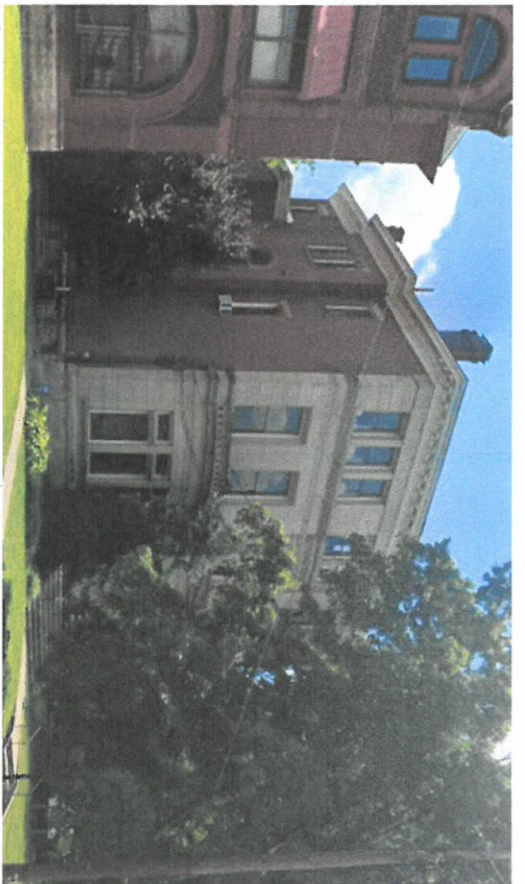
MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #2
Urban Service District: YES



21-COA-0202



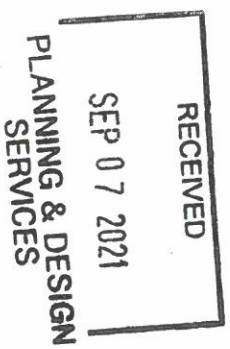
The front of 1215 S. 3rd Street, from just north of the building facing southeast.



The front of 1215 S. 3rd Street, from just south of the building facing northeast.



The rear of 1215 S. 3rd Street, facing northwest. The carriage house is on the right and the rear of the main house is in the center. The current proposal for a fence would wrap around the diagonally parked cars and convert the parking lot to a traditional backyard.



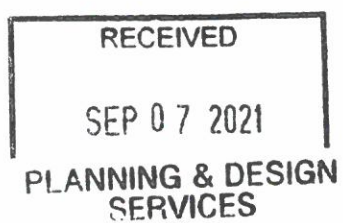
21-COA-0202



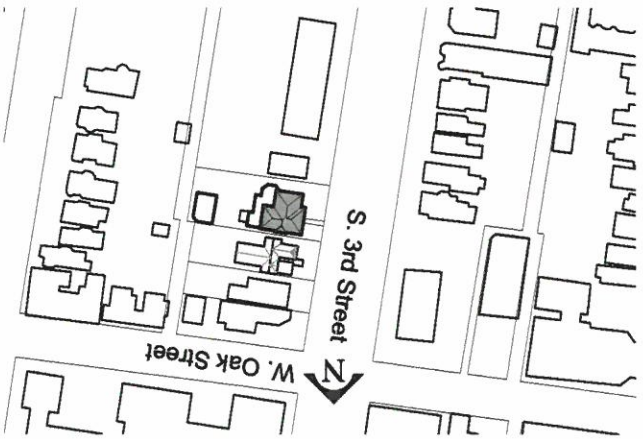
Existing fence at 1205 S. 3rd Street. Same fence is proposed for 1215 S. 3rd Street.



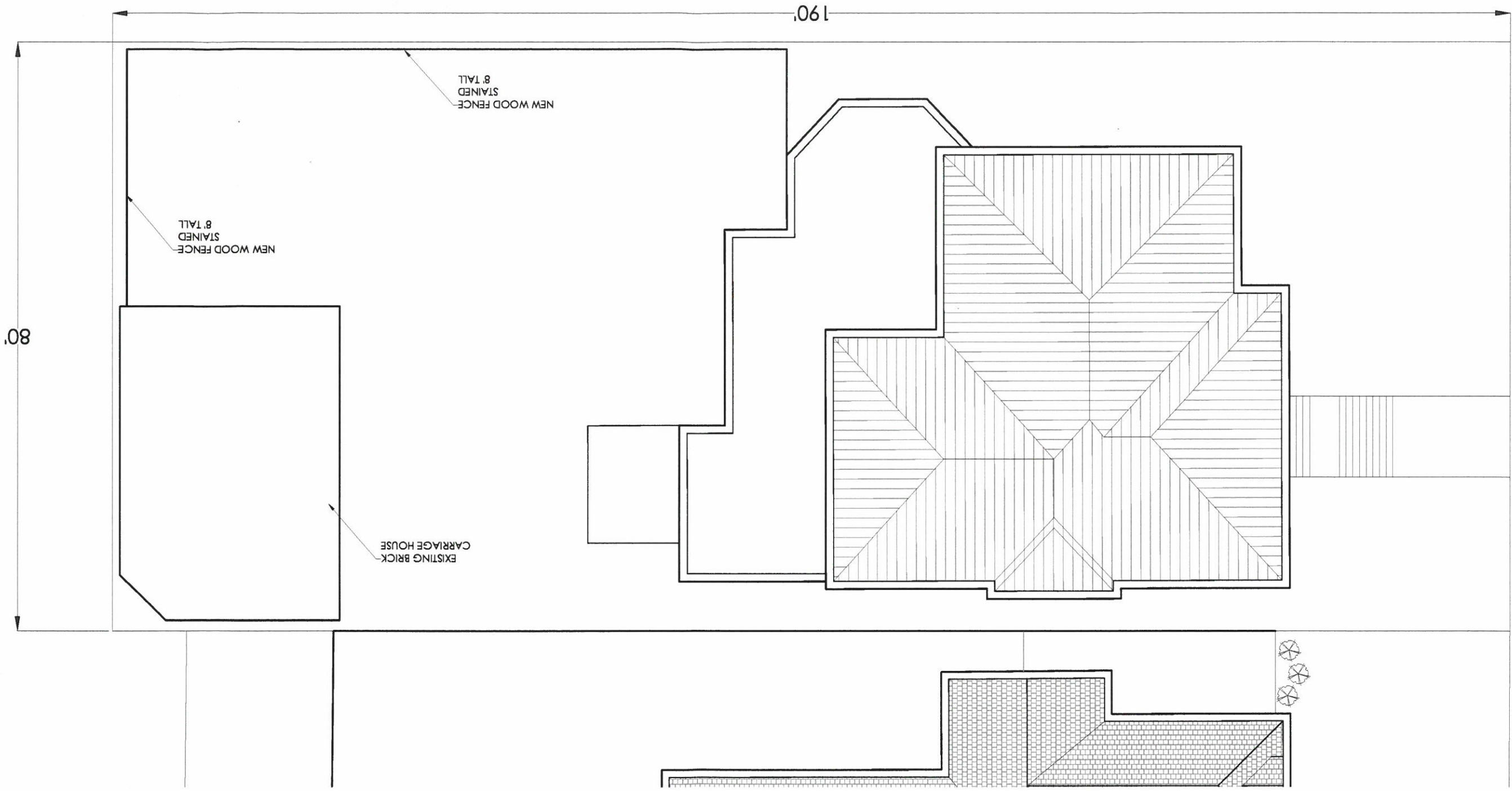
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21-COA-0202



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PLANNING & DESIGN
SERVICES



P!NIN
2309 MOHICAN HILL COURT
LOUISVILLE, KY 40207
517.862-7333

1215 S. 3rd Street
Louisville, Kentucky



Scale:
NA

Site Plan

31 OCTOBER 2020
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✓ Drawings not for construction. Dimensions taken from publicly available data and photographs. Drawing contains material copyrighted by 3rd Parties.

21-GA-0202