



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 22-COA-0173 Intake Staff: MP/EL

Date: 7/20/22 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: 927 E. Main St. - Goff

Project Address / Parcel ID: 927 E. Main St., Louisville, KY 40206 / 019G00110000

Total Acres: .0563 acres

Project Cost (exterior only): TBD PVA Assessed Value: \$235,000

Existing Sq Ft: 1,408sf New Construction Sq Ft: 4,783sf Height (Ft): 35' Stories: 3

Project Description (use additional sheets if needed):

New construction of an energy efficient approx. 4,783sf, 3-story mixed-use building (office on 1st floor, apartment on 2nd and 3rd floors) to be constructed on turn-down slab foundation. The building will be located on a lot currently occupied by a derelict single-family residence along a commercial/manufacturing corridor of E. Main St. in the Butchertown neighborhood. The building measures approx. 20'-0" W x 78'-7" D x 34'-11" H and contains (1) office unit (1st floor) and (2) apartment units (2nd and 3rd floors).

The structure is to be clad primarily in masonry (brick and CMU) with aluminum-clad bump-outs and a cedar tongue-and-groove siding accent at the 1st floor entrance.

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PLANNING &
DESIGN SERVICES 22-COA-0173



Land Development Report

July 8, 2022 2:02 PM

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

Location

Parcel ID: 019G00110000
 Parcel LRSN: 51065
 Address: 927 E MAIN ST

Zoning

Zoning: CM
 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: NO
 Historic Preservation District: BUTCHERTOWN
 National Register District: BUTCHERTOWN
 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: 21111C0026F

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: 4
 Fire Protection District: LOUISVILLE #2
 Urban Service District: YES

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 DESIGN SERVICES

22-COA-0173

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Barrett Goff

Name: Scott Huff

Company: 502RENTERS, LLC

Company: Eldridge Company

Address: P.O. Box 6951

Address: 931 E. Main St.

City: Louisville State: KY Zip: 40206

City: Louisville State: KY Zip: 40206

Primary Phone: 502-905-2653

Primary Phone: 502-656-4971

Alternate Phone: _____

Alternate Phone: _____

Email: mbgrellec@gmail.com

Email: scott@eldridgecompany.com

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Scott Huff

Company: _____

Company: Eldridge Company

Address: _____

Address: 931 E. Main St.,

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40206

Primary Phone: _____

Primary Phone: 502-656-4971

Alternate Phone: _____

Alternate Phone: _____

Email: _____

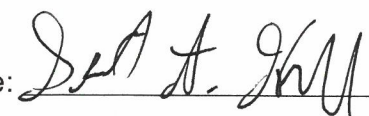
Email: scott@eldridgecompany.com

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, Scott A. Huff, in my capacity as representative, hereby *representative/authorized agent/other*

certify that 502RENTERS, 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).

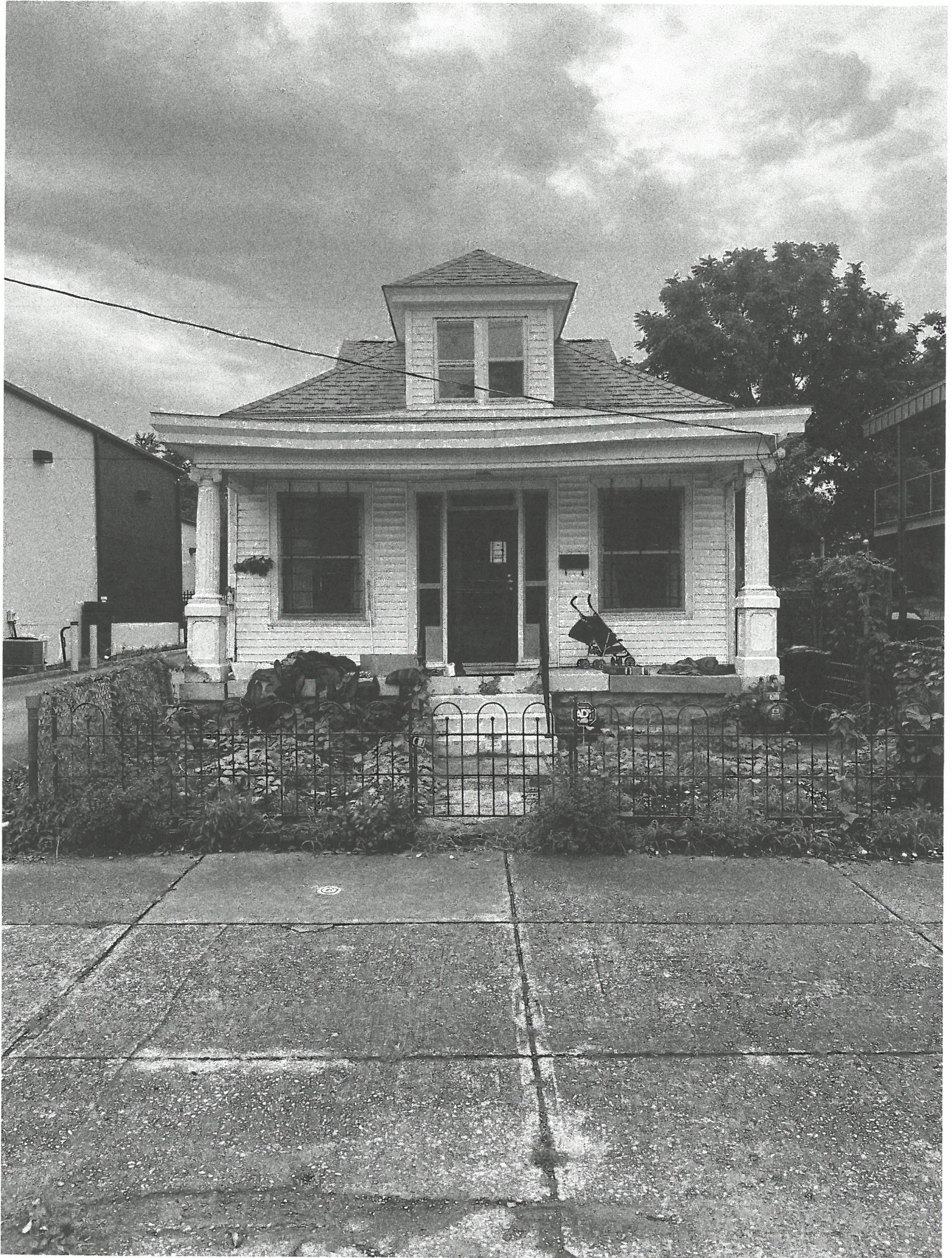
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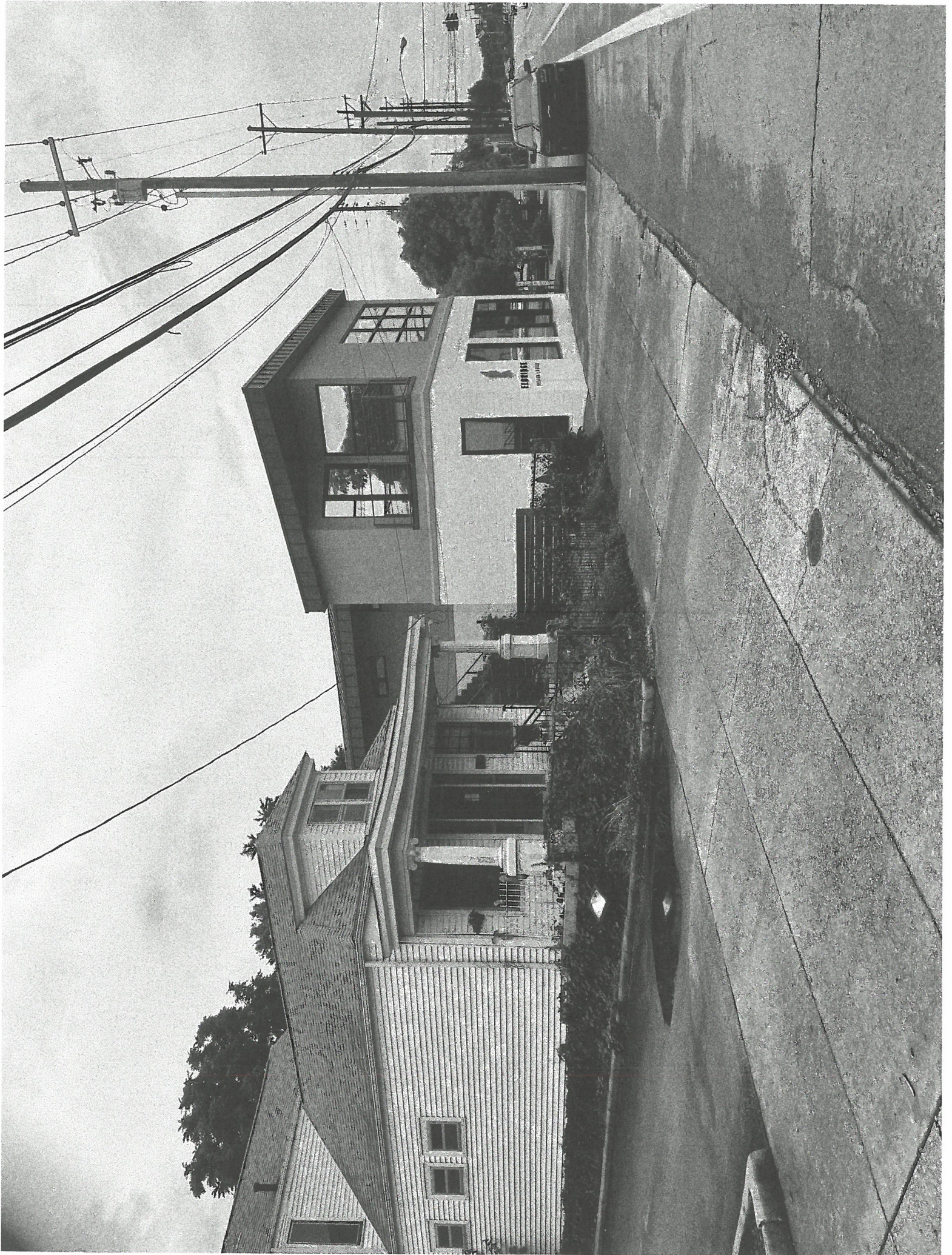
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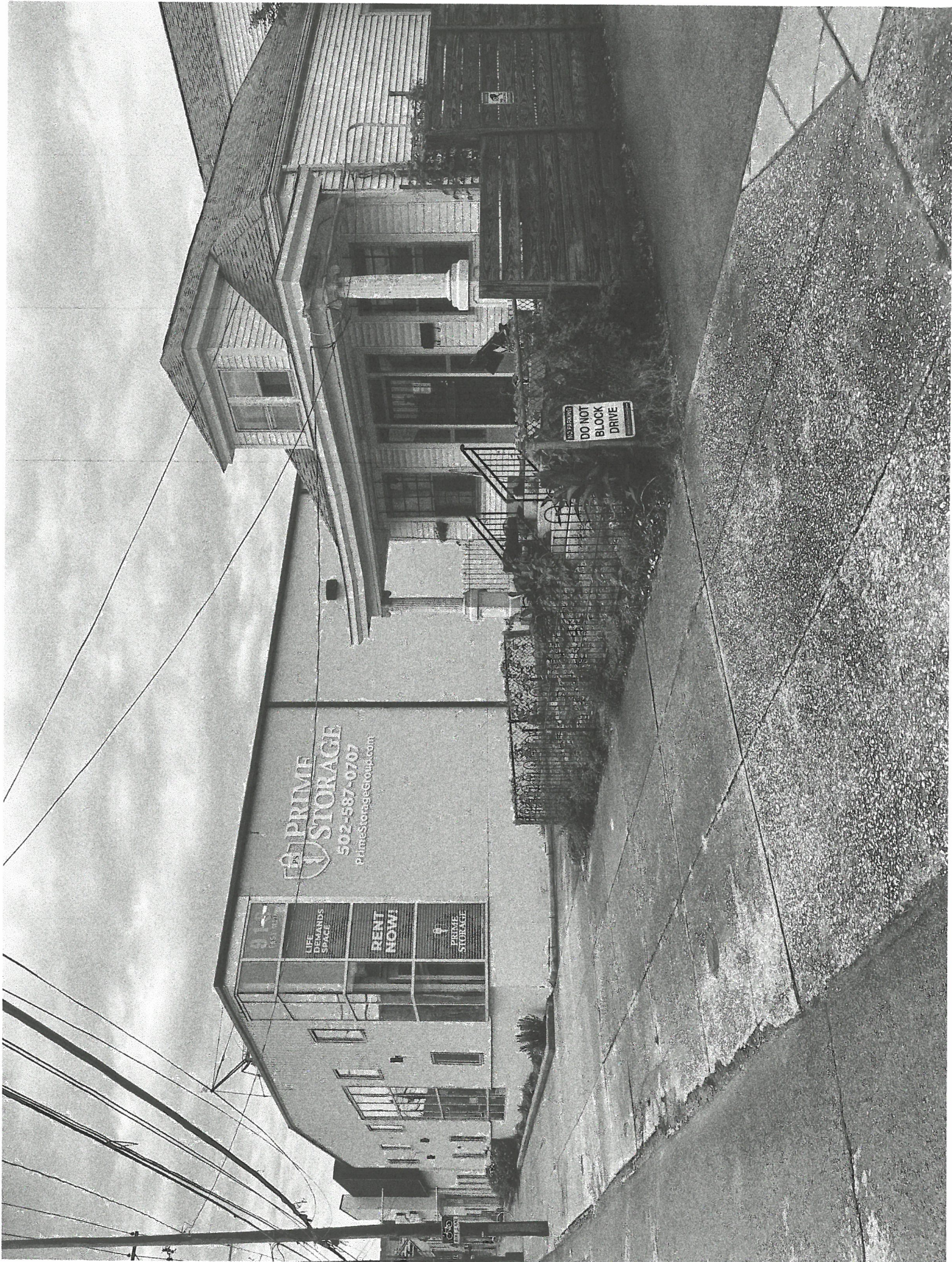
JUL 20 2022

Date: 7/19/2022

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







PRIME STORAGE
502-587-0707
PrimeStorageGroup.com

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PRIME STORAGE

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Barrett Goff
502RENTERS, LLC
P.O. Box 6951
Louisville, KY 40206

Scott Huff
Eldridge Company
931 E. Main St.
Louisville, KY 40206

Jonathan Pauly
Hilltech Properties, Ltd.
4230 Rudy Ln.
Louisville, KY 40207

Prime Storage
913 E. Main St.
Louisville, KY 40206

Jorge Serrano
Real One, LLC
4012 Dupont Cir., Apt. 308
Louisville, KY 40207

Board of Education of Jefferson
County
VanHoose Education Center
3332 Newburg Rd.
Louisville, KY 40218

Barrett Goff
502RENTERS, LLC
P.O. Box 6951
Louisville, KY 40206

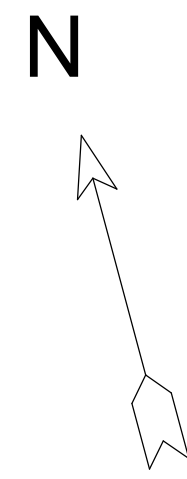
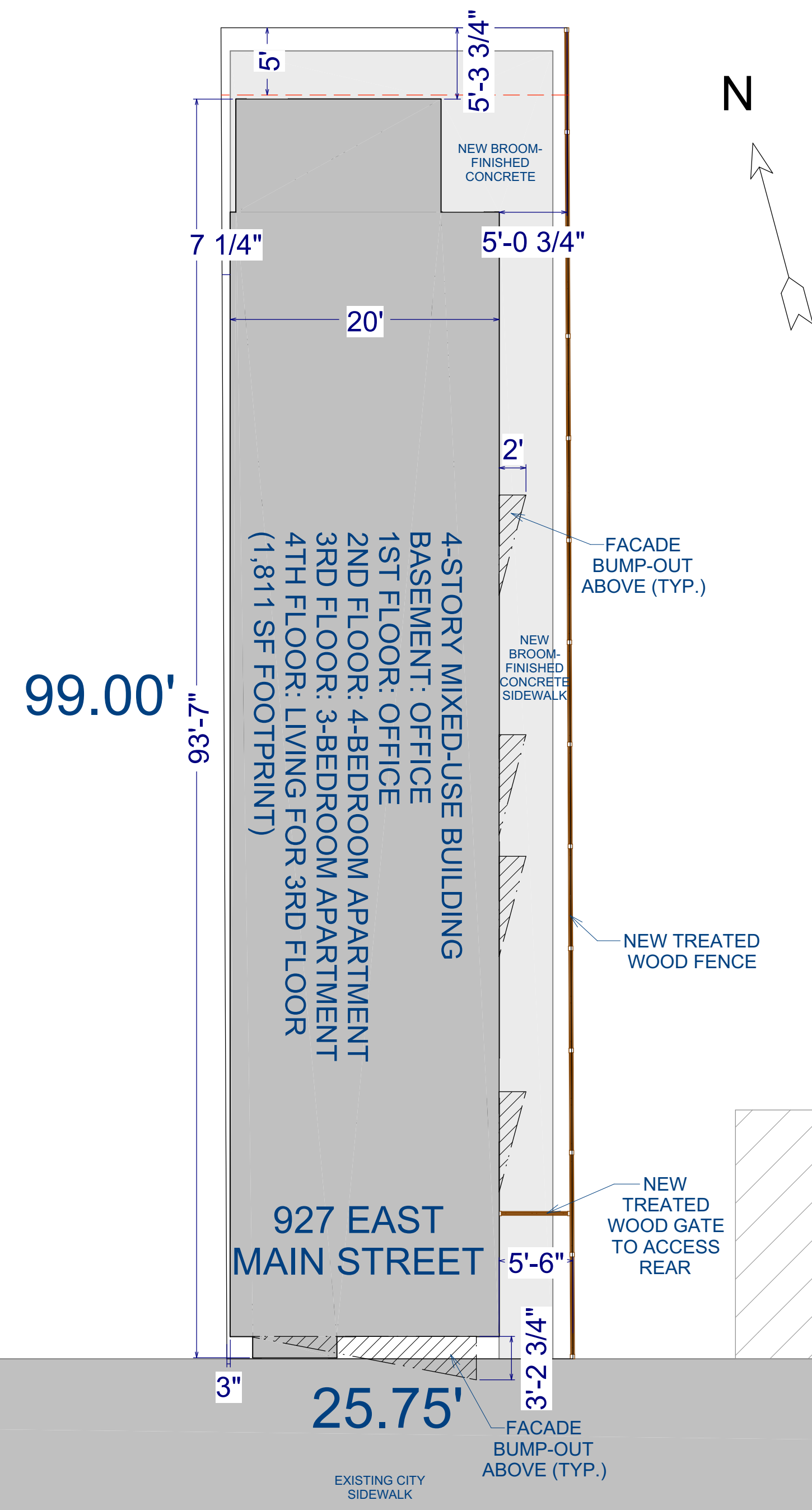
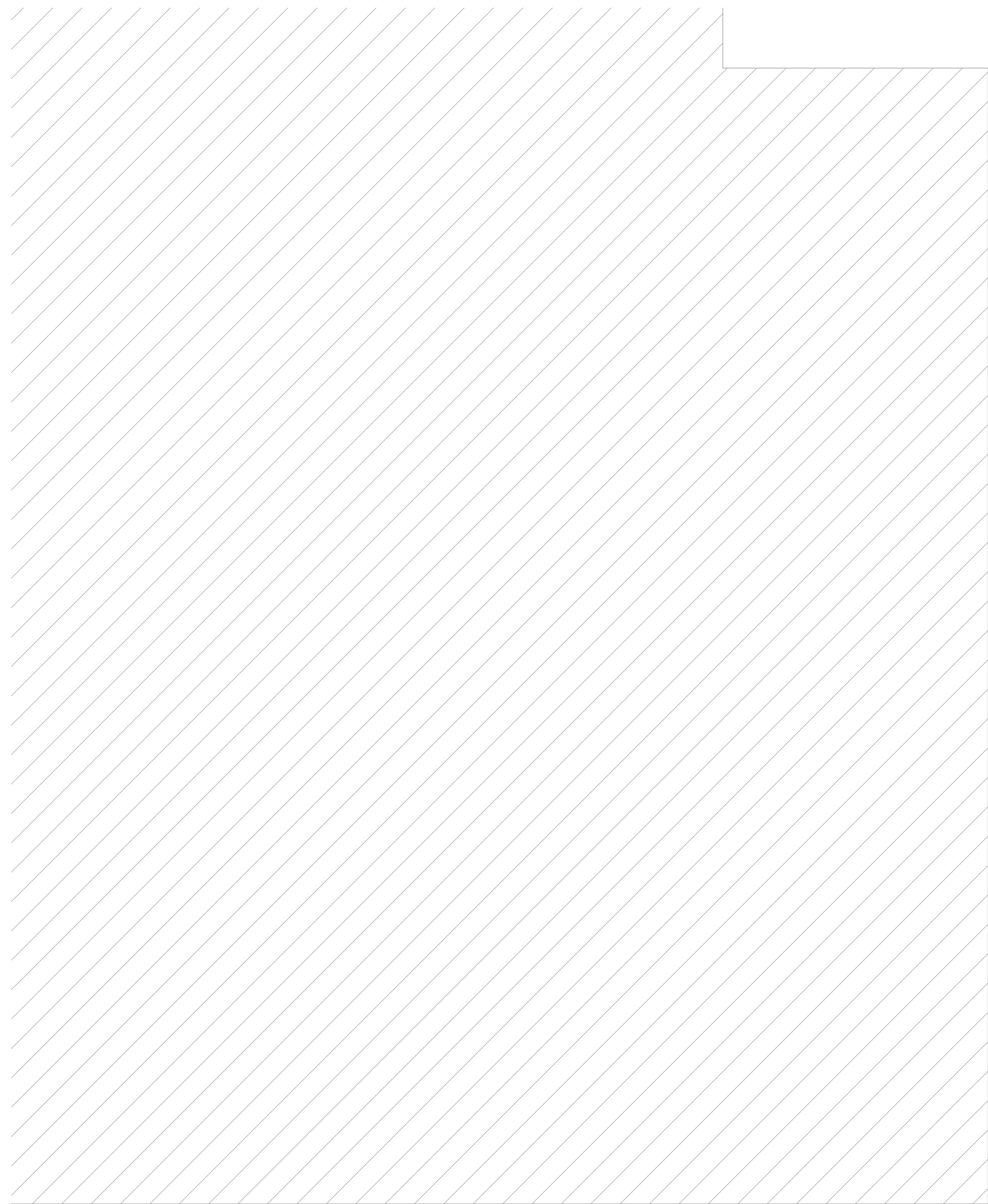
Scott Huff
Eldridge Company
931 E. Main St.
Louisville, KY 40206

Jonathan Pauly
Hilltech Properties, Ltd.
4230 Rudy Ln.
Louisville, KY 40207

Prime Storage
913 E. Main St.
Louisville, KY 40206

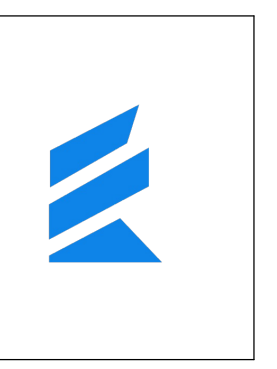
Jorge Serrano
Real One, LLC
4012 Dupont Cir., Apt. 308
Louisville, KY 40207

Board of Education of Jefferson
County
VanHoose Education Center
3332 Newburg Rd.
Louisville, KY 40218



EAST MAIN STREET

PROPOSED SITE PLAN
1/8" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED SITE PLAN
1/8" = 1'-0"

PROJECT DESCRIPTION:
BARRETT GOFF
927 E. Main Street
Louisville, KY 40206

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DESIGNED AND BUILT BY:
ELDRIDGE
DESIGN | BUILD
931 East Main Street
Louisville, KY 40206
502.625.5565

DATE:
5/17/23

SCALE:
1/8" = 1'-0"

SHEET:
A-2



99.00'

25.75'

927 EAST MAIN STREET

4 STORY MIXED-USE BUILDING
 BASEMENT: OFFICE
 1ST FLOOR: OFFICE
 2ND FLOOR: 4 BEDROOM APARTMENT
 3RD FLOOR: LIVING FOR 3RD FLOOR
 4TH FLOOR: LIVING FOR 3RD FLOOR
 (1,311 SF FOOTPRINT)

NEW BRICK FRONT CONCRETE

NEW TREATED WOOD FENCE

NEW TREATED WOOD GATE TO ACCESS REAR

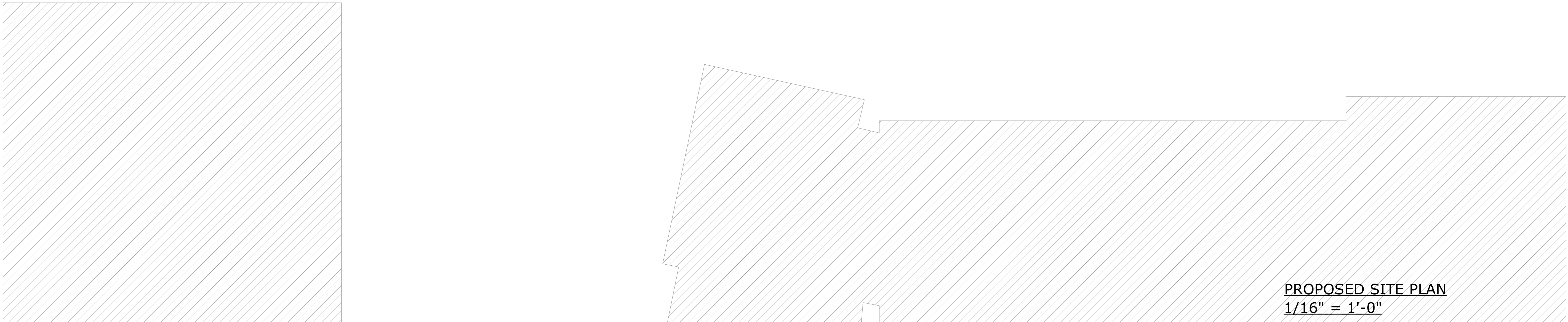
FACADE BUMP-OUT ABOVE (TYP.)

FACADE BUMP-OUT ABOVE (TYP.)

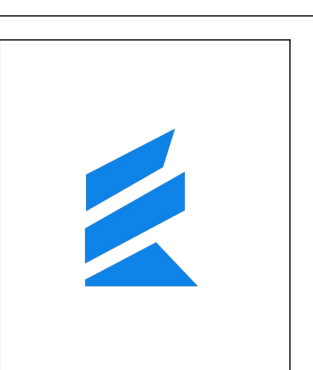
FACADE BUMP-OUT ABOVE (TYP.)

EXISTING CITY SIDEWALK

EAST MAIN STREET



PROPOSED SITE PLAN
 1/16" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
 PROPOSED SITE PLAN
 1/16" = 1'-0"

PROJECT DESCRIPTION:
 BARRETT GOFF
 927 E. Main Street
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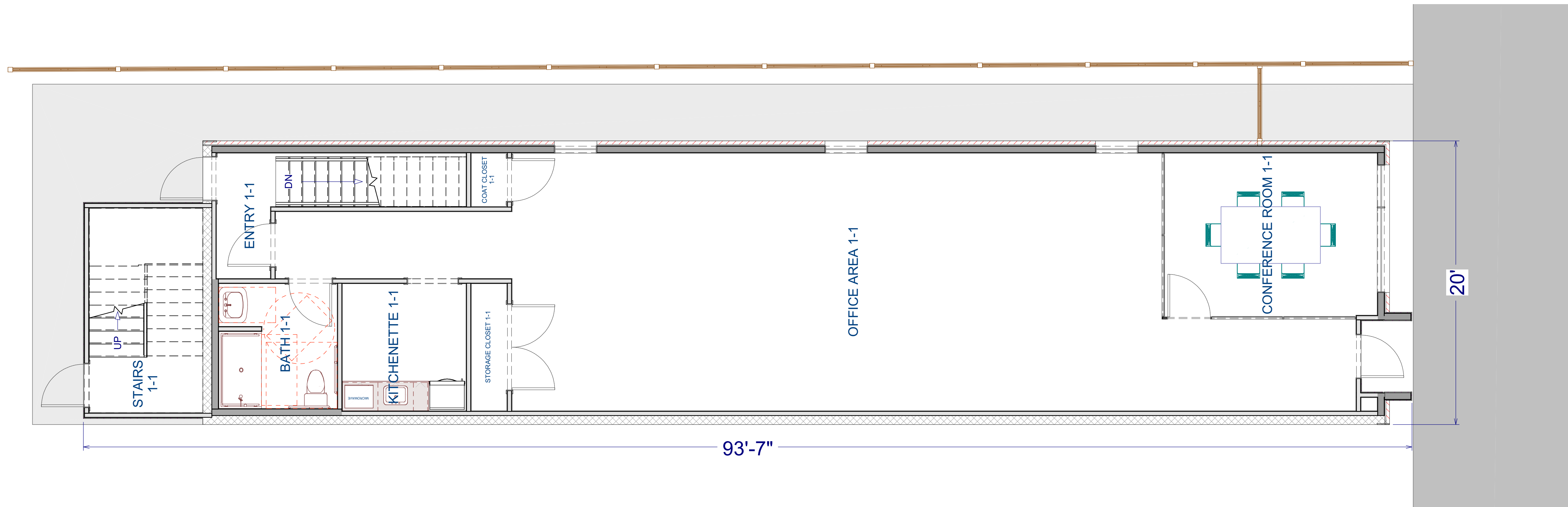
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 502.625.5565

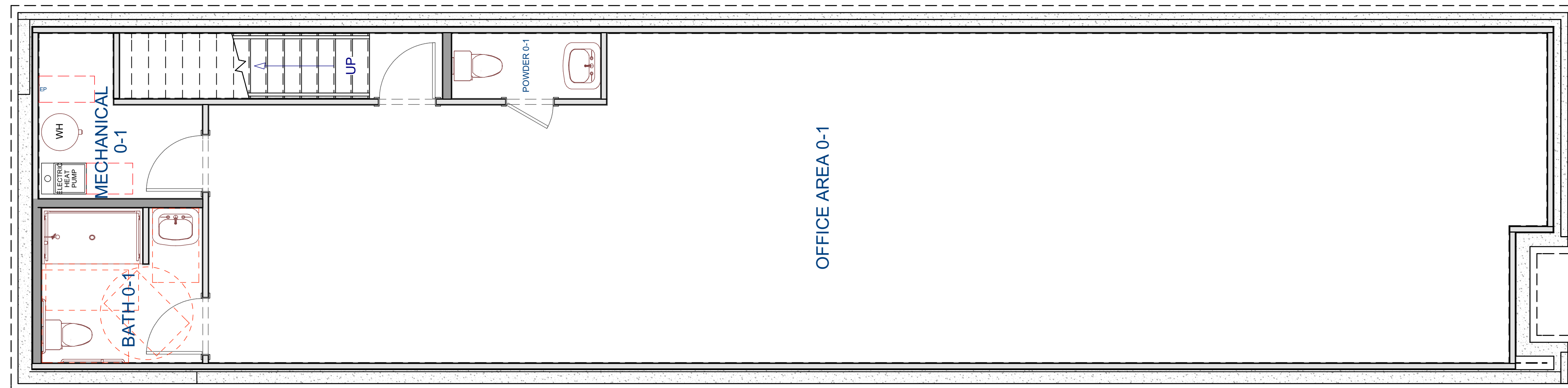
DATE:
 5/17/23

SCALE:
 1/16" = 1'-0"

SHEET:
A-3



PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED
BASEMENT &
FIRST FLOOR
PLANS

PROJECT DESCRIPTION:
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927 E. Main Street
Louisville, KY 40206

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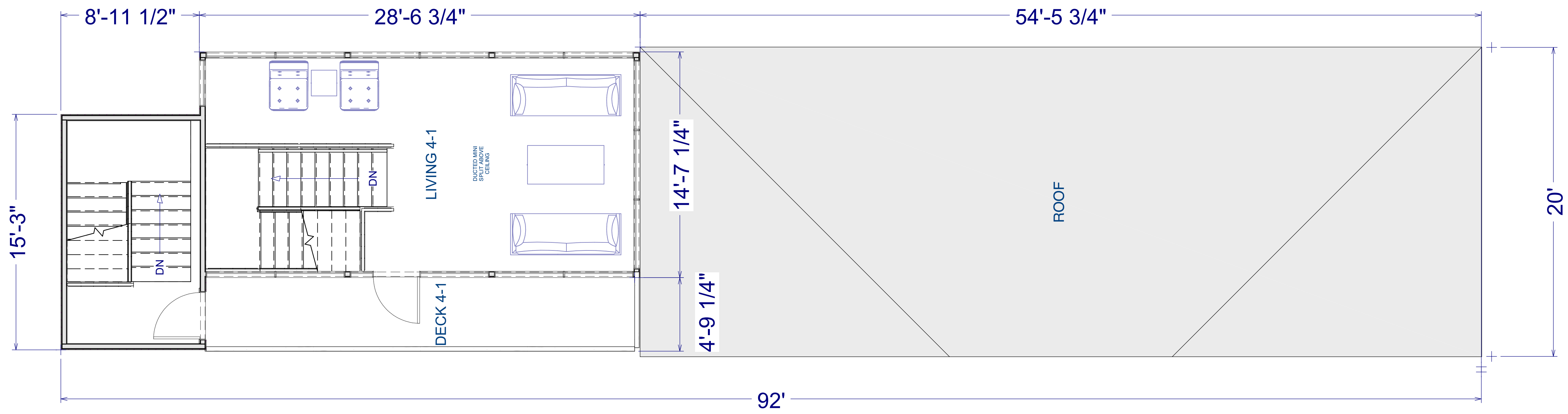
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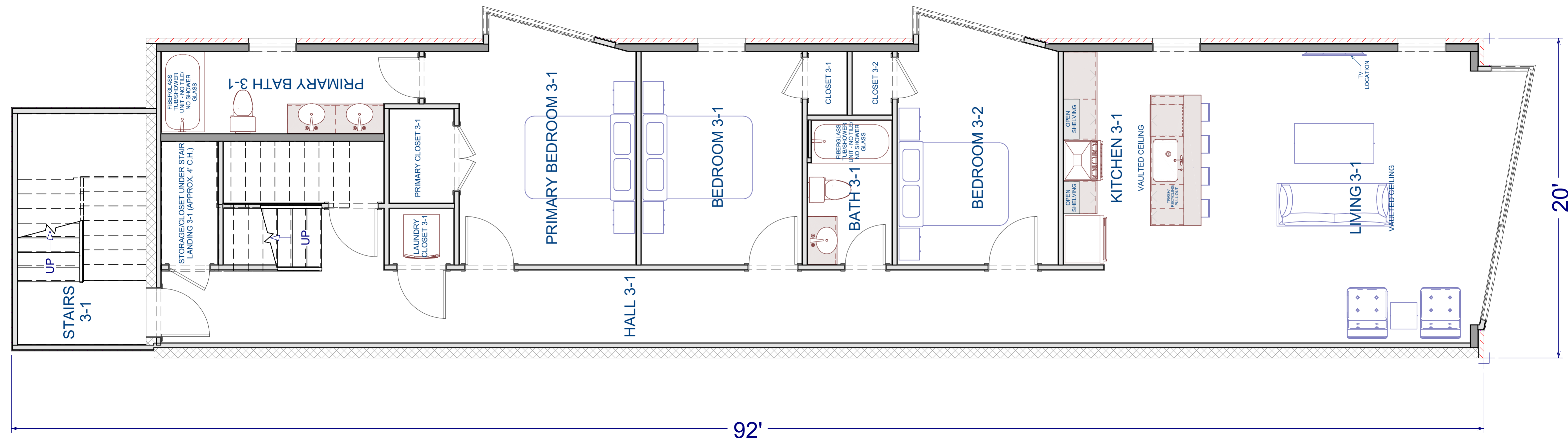
1/4" = 1'-0"

SHEET:

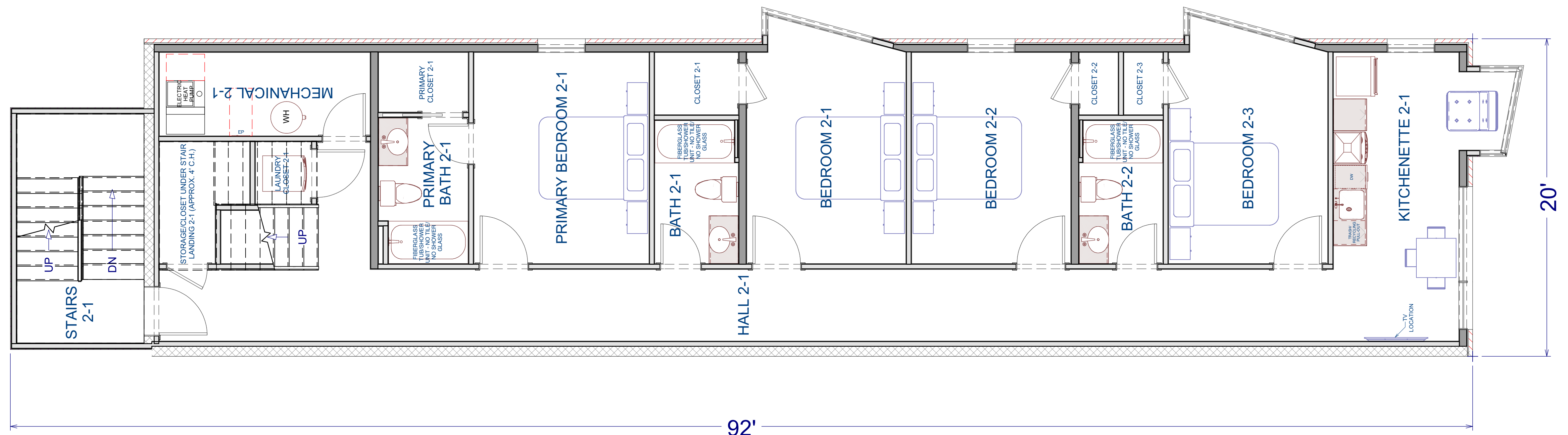
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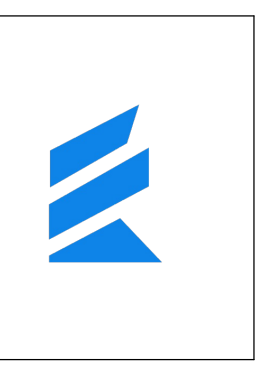
PROPOSED FOURTH FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED SECOND, THIRD, & FOURTH FLOOR PLANS

PROJECT DESCRIPTION:
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SCALE:

1/4" = 1'-0"

SHEET:

A-5



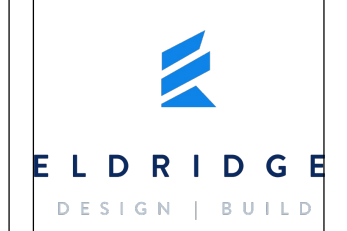
NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED
EXTERIOR
ELEVATIONS

PROJECT DESCRIPTION:
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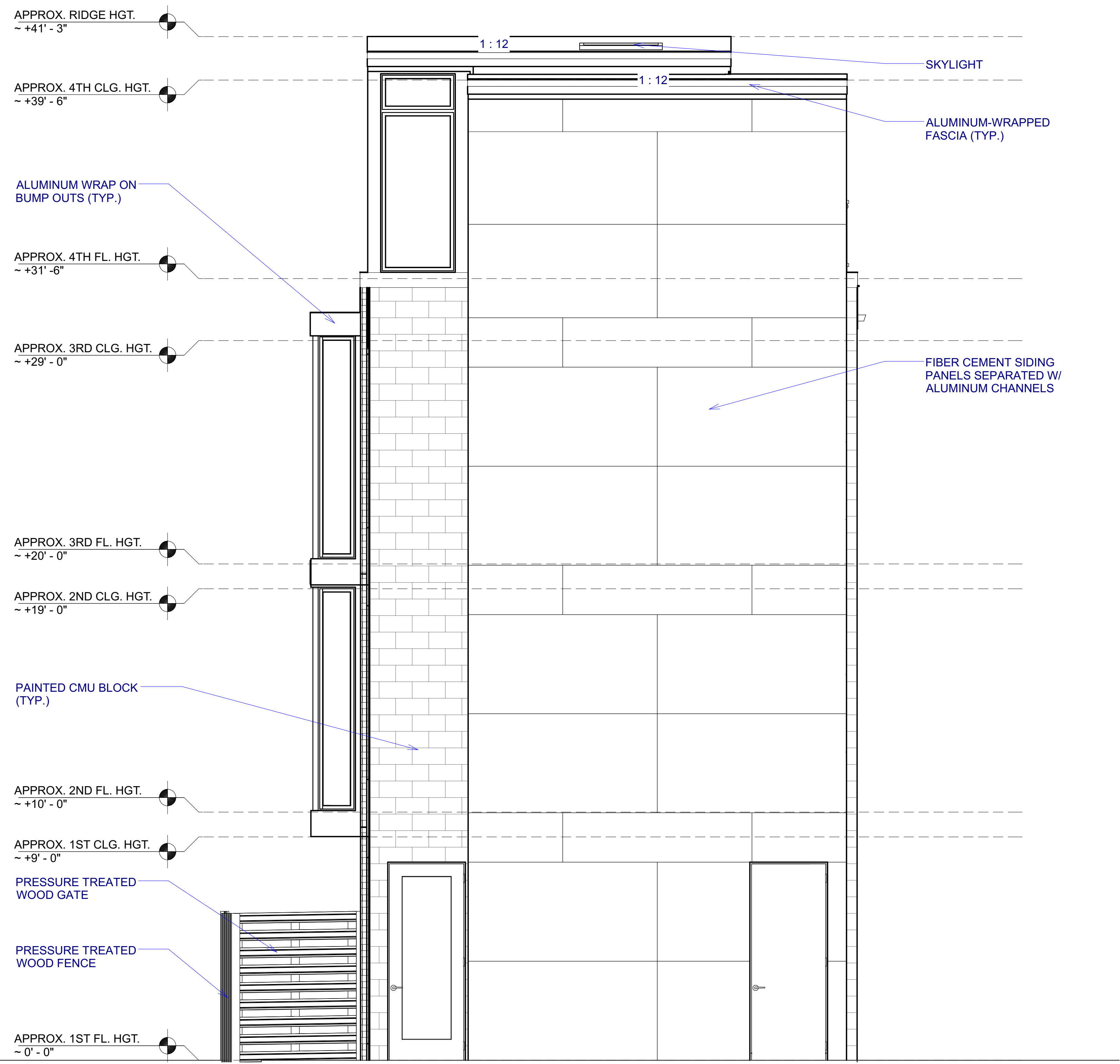
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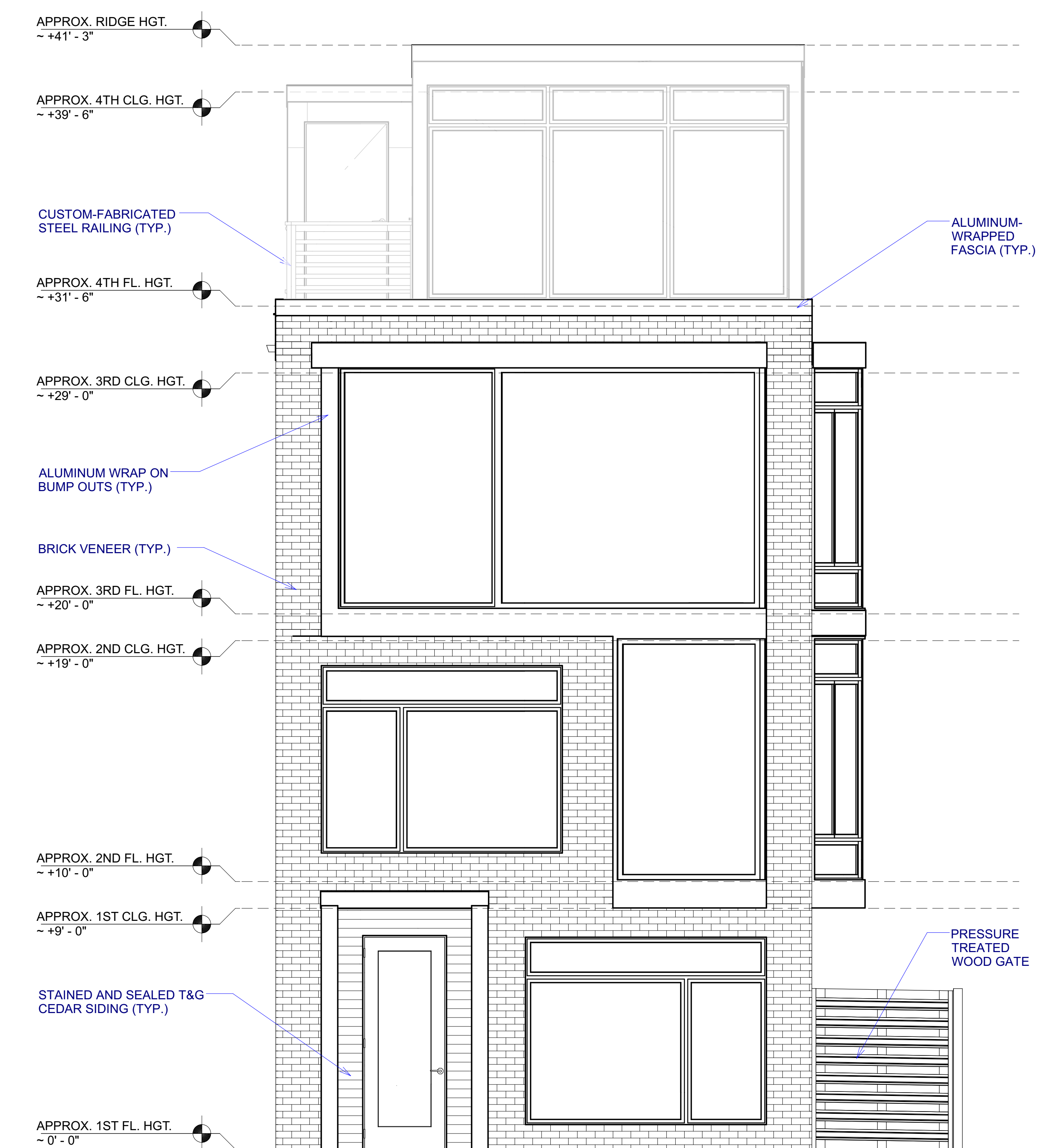
3/8" = 1'-0"

SHEET:

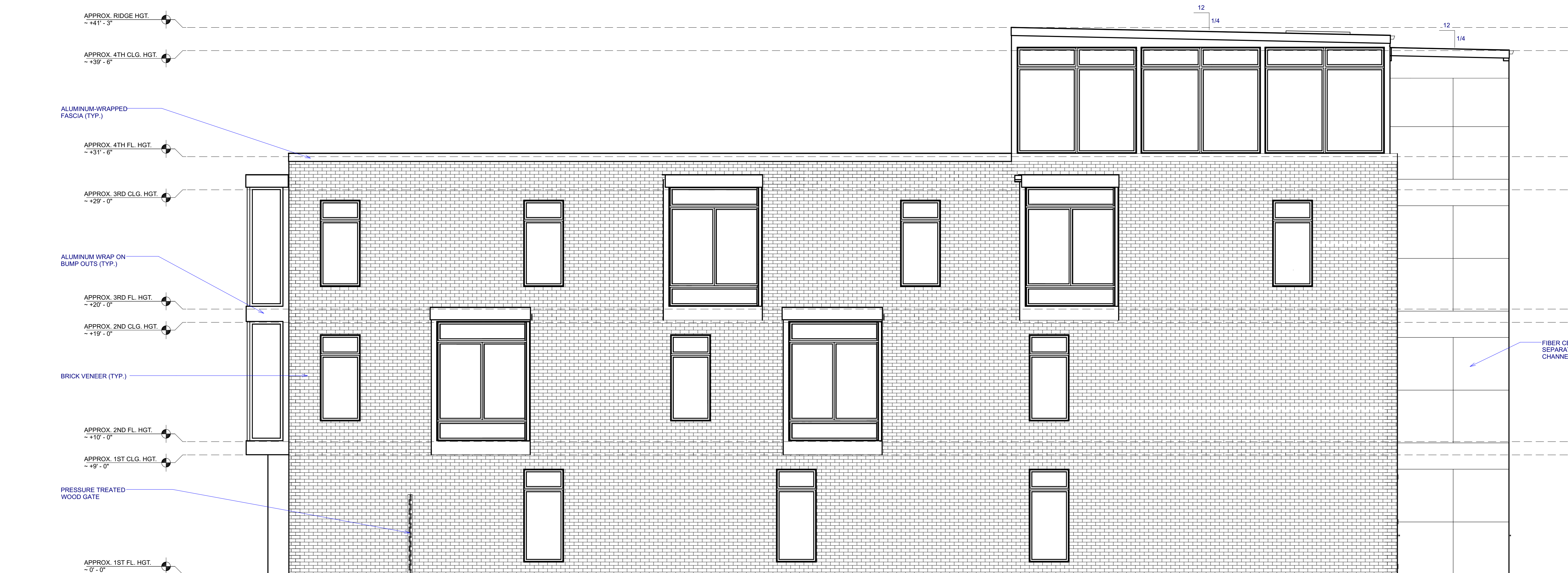
A-6



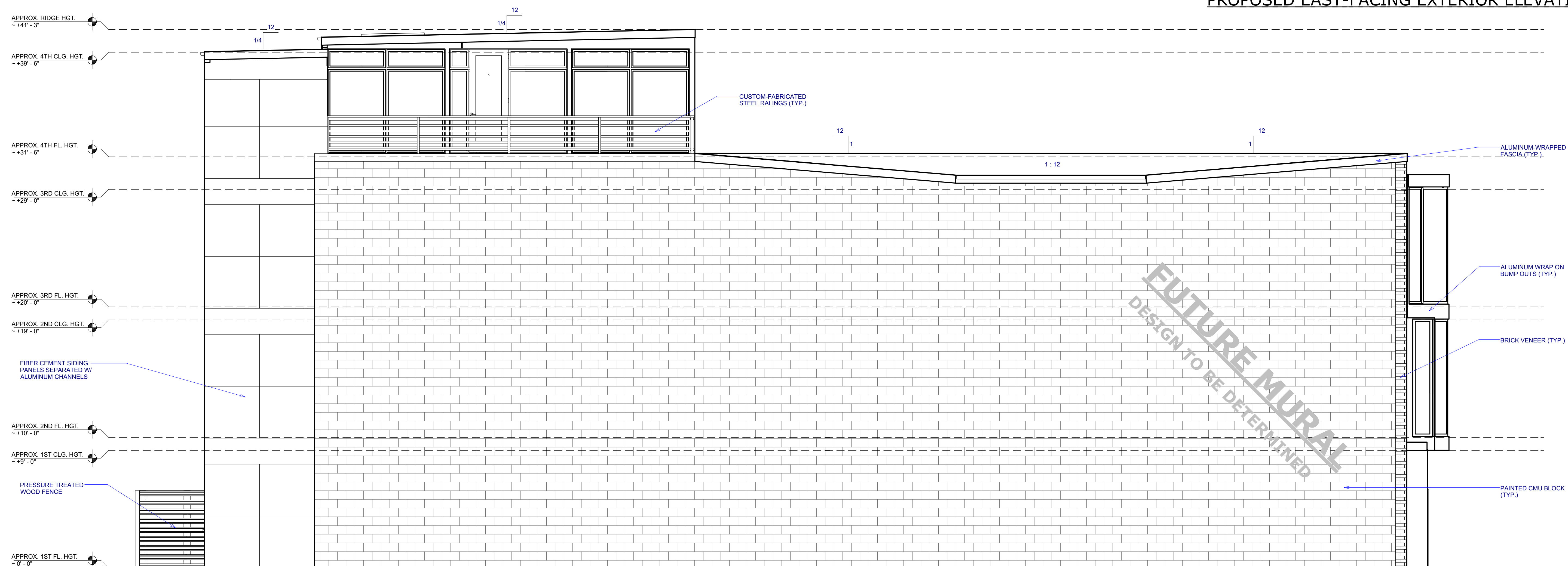
PROPOSED NORTH-FACING EXTERIOR ELEVATION



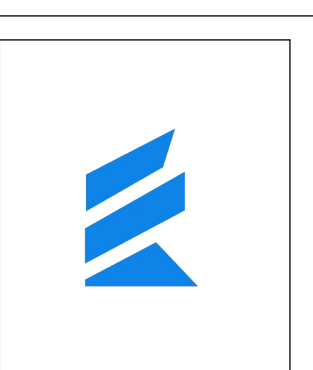
PROPOSED SOUTH-FACING EXTERIOR ELEVATION



PROPOSED EAST-FACING EXTERIOR ELEVATION



PROPOSED WEST-FACING EXTERIOR ELEVATION



NO.	DESCRIPTION	BY	DATE

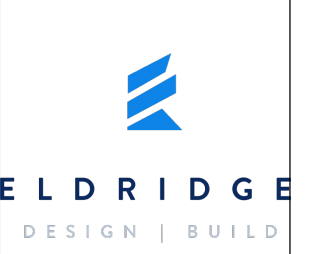
SHEET TITLE:
PROPOSED
EXTERIOR
ELEVATIONS

PROJECT DESCRIPTION:
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Louisville, KY 40206

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DATE:

5/17/23

SCALE:

1/4" = 1'-0"

SHEET:

A-7



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EAST MAIN
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502-58
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NO PARKING
ANY TIME

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Mutual
DESIGN
TBD



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