Certificate of Appropriateness Application

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>22-COA-0251</th>
<th>Submittal Date:</th>
<th>10/07/2022</th>
<th>Intake Staff:</th>
<th>Ethan Lett</th>
</tr>
</thead>
</table>

**Application Information**

<table>
<thead>
<tr>
<th>Primary Address:</th>
<th>2356 GRINSTEAD DR, LOUISVILLE, KY 40204</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Parcel Id:</td>
<td>075H00440000</td>
</tr>
<tr>
<td>Project Description:</td>
<td>A certificate of appropriateness to demolish three apartment buildings and construct a parking lot on 0.98 acres in the Cherokee Triangle historic preservation district.</td>
</tr>
<tr>
<td>Project Name:</td>
<td>Cherokee Triangle Parking Lot</td>
</tr>
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**GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Acres</th>
<th>0.98</th>
</tr>
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<tbody>
<tr>
<td>Dwelling Units</td>
<td>0</td>
</tr>
<tr>
<td>Historic Preservation District</td>
<td>CHEROKEE TRIANGLE</td>
</tr>
<tr>
<td>New Building Square Feet</td>
<td>0</td>
</tr>
<tr>
<td>Number of Meeting Notification</td>
<td>61</td>
</tr>
<tr>
<td>Project Cost</td>
<td>0</td>
</tr>
<tr>
<td>PVA Assessed Value</td>
<td>1640890</td>
</tr>
<tr>
<td>Rooms</td>
<td>0</td>
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**GIS INFORMATION**

<table>
<thead>
<tr>
<th>Council District</th>
<th>8</th>
</tr>
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<tbody>
<tr>
<td>Current Subdivision Name</td>
<td>HENNING &amp; SPEEDS HIGHLAND ADDITION</td>
</tr>
<tr>
<td>Fire Protection District</td>
<td>CITY OF LOUISVILLE</td>
</tr>
<tr>
<td>Form District</td>
<td>TRADITIONAL NEIGHBORHOOD</td>
</tr>
<tr>
<td>Historic Site</td>
<td>HOUSE #EL#</td>
</tr>
<tr>
<td>Municipality</td>
<td>LOUISVILLE</td>
</tr>
</tbody>
</table>
## National Register District
- **CHEROKEE TRIANGLE**

## Overlay District
- **NONE**

## Plan Certain
- **NONE**

## Plat Book - Page
- **08-024**

## System Development District
- **NO**

## Zoning Code
- **R7**

### Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>LCS, YORKTOWN LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>710 BARRET AVE STE 201, LOUISVILLE, KY 40204 175</td>
</tr>
</tbody>
</table>

### Contact Information

<table>
<thead>
<tr>
<th>Type</th>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Louisville School</td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
</tbody>
</table>

| Phone: | |
| Email: | dparadis@louisvillecollegiate.org |

<table>
<thead>
<tr>
<th>Type</th>
<th>Attorney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Nick Pregliasco</td>
</tr>
<tr>
<td>Address</td>
<td>1000 N. Hurstbourne Parkway, Second Fl</td>
</tr>
<tr>
<td></td>
<td>LOUISVILLE KY 40223</td>
</tr>
</tbody>
</table>

| Phone: | |
| Email: | nrp@bardlaw.net |

<table>
<thead>
<tr>
<th>Type</th>
<th>Professional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>John Carman</td>
</tr>
<tr>
<td>Address</td>
<td>400 E. Main Street, Suite 106</td>
</tr>
<tr>
<td></td>
<td>Louisville KY 40202</td>
</tr>
</tbody>
</table>

| Phone: | |
| Email: | john@CARMANsite.com |

### Owner Certification Statement

**Application Submitted By:** Nick C Pregliasco
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.: ___________________ Intake Staff: ___________________

Date: ___________________ 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: Louisville Collegiate School Parking Lot

Project Address / Parcel ID: 2354, 2356, 2358 Grinstead Drive, 2421 and 2423 Glenmary Ave
Block 75H, Lots 44 and 17

Total Acres: 0.98

Project Cost (exterior only): _______ PVA Assessed Value: $1,640,890

Existing Sq Ft: 5,329 New Construction Sq Ft: _______ Height (Ft): _______ Stories: _______

Project Description (use additional sheets if needed):

Click or tap here to enter text.

The Louisville Collegiate School Parking Lot and Demolition is a project that proposes to demolish 3 existing, 1960's apartment buildings that have become in a dire state of disrepair and unusable for habitation. As a result of the demolition and available land, the Louisville Collegiate School proposes to construct a 56 vehicle parking lot that will provide relief to the crowded traffic and parking conditions on Ray and Glenmary Avenue. The existing ingress/egress from Grinstead into the Yorktown Apartments will not be modified for access into - out of the new parking lot. In addition, consideration for construction of a private access drive that connects Glenmary and Grinstead (through the proposed parking lot) is to be considered as a future phase of development pursuant to the apartment demolition and parking lot construction. The future connector driveway may also include a student drop-off away from Glenmary, providing additional traffic relief to the neighborhood.

In conjunction with the apartment demolition, the Louisville Collegiate School is proactively engaged with Yorktown Apartment property management company to aid in locating housing for tenants that currently occupy some of the units in the Yorktown Apartments.
CONTACT INFORMATION:

Owner Information:
Entity or Individual Name: LCS Yorktown, LLC
By:__________________________
Address 710 Barret Ave, Suite 201
City Louisville State KY Zip Code 40204
Phone:_______________________
E-mail:______________________
Signature:____________________
Name & Title

Applicant Information:
Entity or Individual Name: Louisville Collegiate School
By:__________________________
Address 2427 Glenmary Avenue
City Louisville State KY Zip Code 40204
Phone:_______________________
E-mail:______________________

Plan Prepared by: Primary Contact ________________
Print Name ________________
Company Name: CARMAN
Address 400 E. Main Street, Unit 106
City Louisville State KY Zip Code 40202
Phone: 859.254.9803
E-mail: jcarman@carmansite.com

Attorney: Primary Contact __X__
Print Name ________________
Company Name: Bardenwerper Talbott & Roberts, PLLC
Address 1000 N. Hurstbourne Parkway 2nd floor
City Louisville State KY Zip Code 40223
Phone: 502-426-6688
E-mail: nrp@bardlaw.net

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 signs the application.

I, ____________________________ in my capacity as ____________________________, Representative/authorized agent/other, hereby certify that LCS Yorktown, LLC, name of LLC/corporation/partnership/association/etc. is/are the owner(s) of the property which is the subject of this application, and that I am authorized to sign this application on behalf of the owner.

Signature:_______________________ Date: __Oct 6, 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 information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.
Please submit the completed application along with the following items:

Required for every application:

- Land Development Report
- 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), 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/

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
NOTE: PLAYGROUND TO BE RELOCATED

NOTE: 2421 & 2423 GLENMARY AVE ARE OWNED BY THE LOUISVILLE COLLEGIATE SCHOOL

BUILDINGS TO BE REMOVED (2 STORY STRUCTURES)

2356 GRINSTEAD DR
ZONING: R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT: CHEROKEE TRIANGLE
CURRENT USE: MULTI-FAMILY RESIDENTIAL
PROPOSED USE: VEHICULAR USE AREA

2421 GLENMARY AVE
ZONING: R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT: CHEROKEE TRIANGLE
CURRENT USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL (RENTAL)

2423 GLENMARY AVE
ZONING: R7 (TRADITIONAL NEIGHBORHOOD)
HISTORIC PRESERVATION DISTRICT: CHEROKEE TRIANGLE
CURRENT USE: SCHOOL ANNEX
PROPOSED USE: SCHOOL ANNEX

PURPOSE OF THE DEMOLITION PLAN

THE PURPOSE OF THE DEMOLITION PLAN IS TO ILLUSTRATE THE EXTENT OF SITE AND BUILDING DEMOLITION IN CONJUNCTION WITH CONSIDERATION BY THE LANDMARKS COMMISSION AS REQUIRED IN THE CHEROKEE TRIANGLE OVERLAY DISTRICT.

NOTES

1. PERMITS FOR STRUCTURE DEMOLITION SHALL BE OBTAINED BY THE DEMOLITION CONTRACTOR PRIOR TO ANY WORK.

2. A LAND DISTURBANCE PERMIT IN CONJUNCTION WITH DEMOLITION WILL BE OBTAINED THROUGH LOUISVILLE MSD PRIOR TO ANY WORK.

3. DEMOLITION WORK CONSIDERED BY THE LANDMARKS COMMISSION SHALL OCCUR ONLY AT 2356 GRINSTEAD FOR THE YORKTOWN APARTMENTS.
Purpose and Intent of Site Plan

The purpose and intent of the site plan is to illustrate the extent of the proposed parking lot improvements and future phases of improvements for the private connector drive between Glenmary Ave and Grinstead and the location of a future maintenance building in conjunction with consideration by the Landmarks Commission as required in the Cherokee Triangle Overlay.

Notes:

1. One-way access driveway connecting Glenmary Ave and Grinstead Dr shall be considered as a future improvement and is illustrated to show intent and location. Alignment may be modified with staff approval should this improvement be implemented.
2. Possible future student drop-off area to relieve congestion on Glenmary Ave. Upon approval by Landmarks Commission staff may approve final design.
3. Future public alley reversion to Louisville Collegiate School.
4. Proposed perimeter landscape will be implemented in compliance with Chapter 10 of the Land Development Code in conjunction with the proposed parking lot.