Louisville-Jefferson County Metro Government

PLANNING AND DESIGN SERVICES

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 300
LOUISVILLE, KENTUCKY 40202
Phone: (502) 574-6230 Website: https://louisvilleky.gov/government/planning-design

Certificate of Appropriateness Application

Case Number: 22-COA-0251 **Submittal Date:** 10/07/2022 **Intake Staff:** Ethan Lett

Application Information

Primary Address:	2356 GRINSTEAD DR, LOUISVILLE, KY 40204
Primary Parcel Id:	075H00440000
Project Description:	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.
Project Name:	Cherokee Triangle Parking Lot

GENERAL INFORMATION

Acres	0.98
Dwelling Units	0
Historic Preservation District	CHEROKEE TRIANGLE
New Building Square Feet	0
Number of Meeting Notification Postcards	61
Project Cost	0
PVA Assessed Value	1640890
Rooms	0

GIS INFORMATION

Council District	8
Current Subdivision Name	HENNING & SPEEDS HIGHLAND ADDITION
Fire Protection District	CITY OF LOUISVILLE
Form District	TRADITIONAL NEIGHBORHOOD
Historic Site	HOUSE #EL#
Municipality	LOUISVILLE

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

Name:	LCS, YORKTOWN LLC
Address:	710 BARRET AVE STE 201, LOUISVILLE, KY 40204 175

Contact Information

Type:	Applicant
Name:	Louisville School
Address:	
Phone:	
Email:	dparadis@louisvillecollegiate.org
Type:	Attorney
Name:	Nick Pregliasco
Address:	1000 N. Hurstbourne Parkway, Second Fl LOUISVILLE KY 40223
Phone:	
Email:	nrp@bardlaw.net
Type:	Professional
Name:	John Carman
Address:	400 E. Main Street, Suite 106 Louisville KY 40202
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 Dena Parads CFO SIGN HERE
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 John Carman

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 Nick Pregliasco

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 sign(s) the application.

I, _____ in my capacity as _____,
Representative/authorized agent/other

hereby certify that LCS Yorktown, LLC is/are the owner(s) of the property which is the
name of LLC / corporation / partnership / association / etc.

subject of this application, and that I am authorized to sign this application on behalf of the owner.

Signature: Dena Parads SIGN HERE 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[1]
- ☐ 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/
4. View agency comments at: http://portal.louisvilleky.gov/codesandregs/mainsearch. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

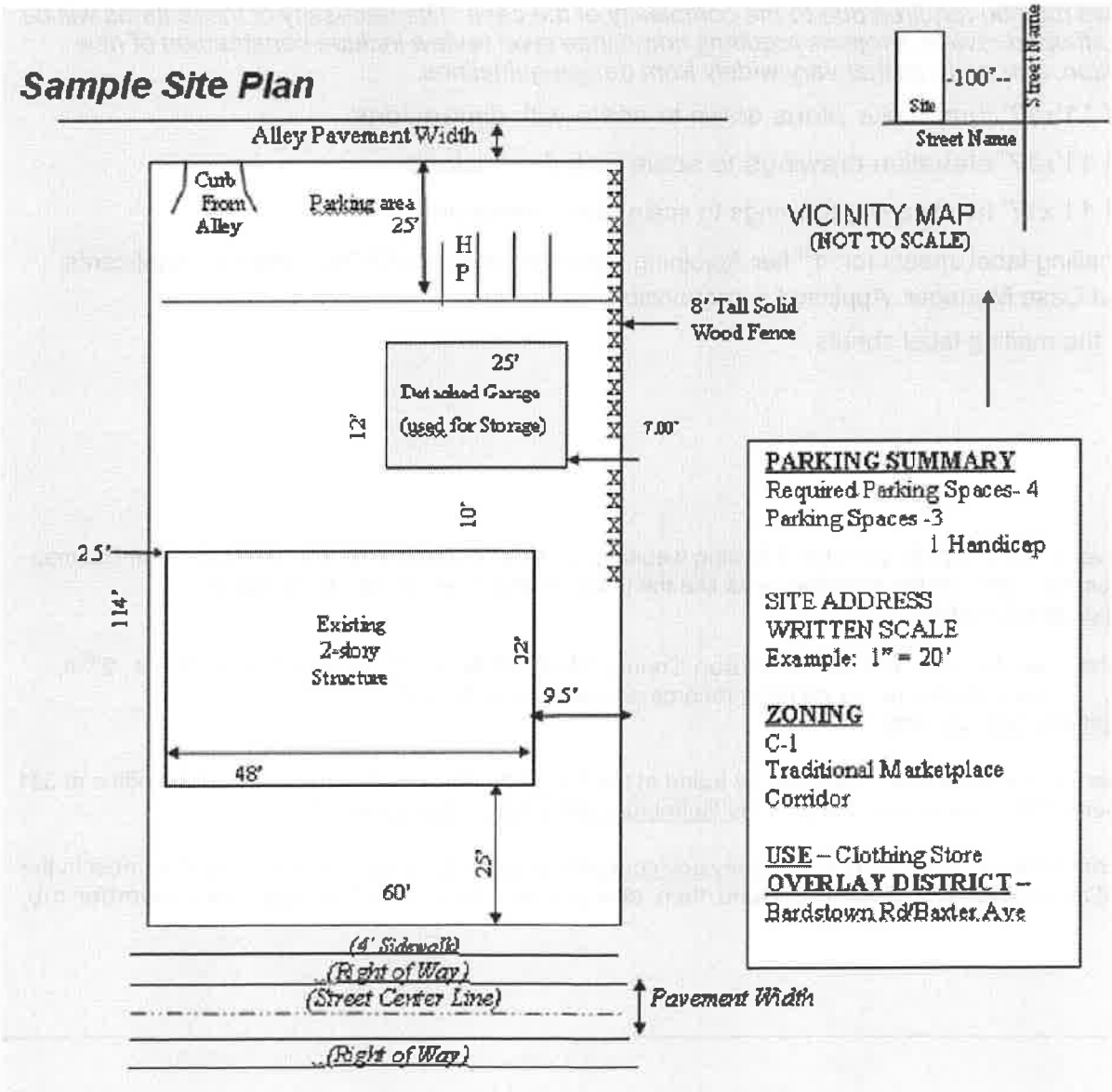
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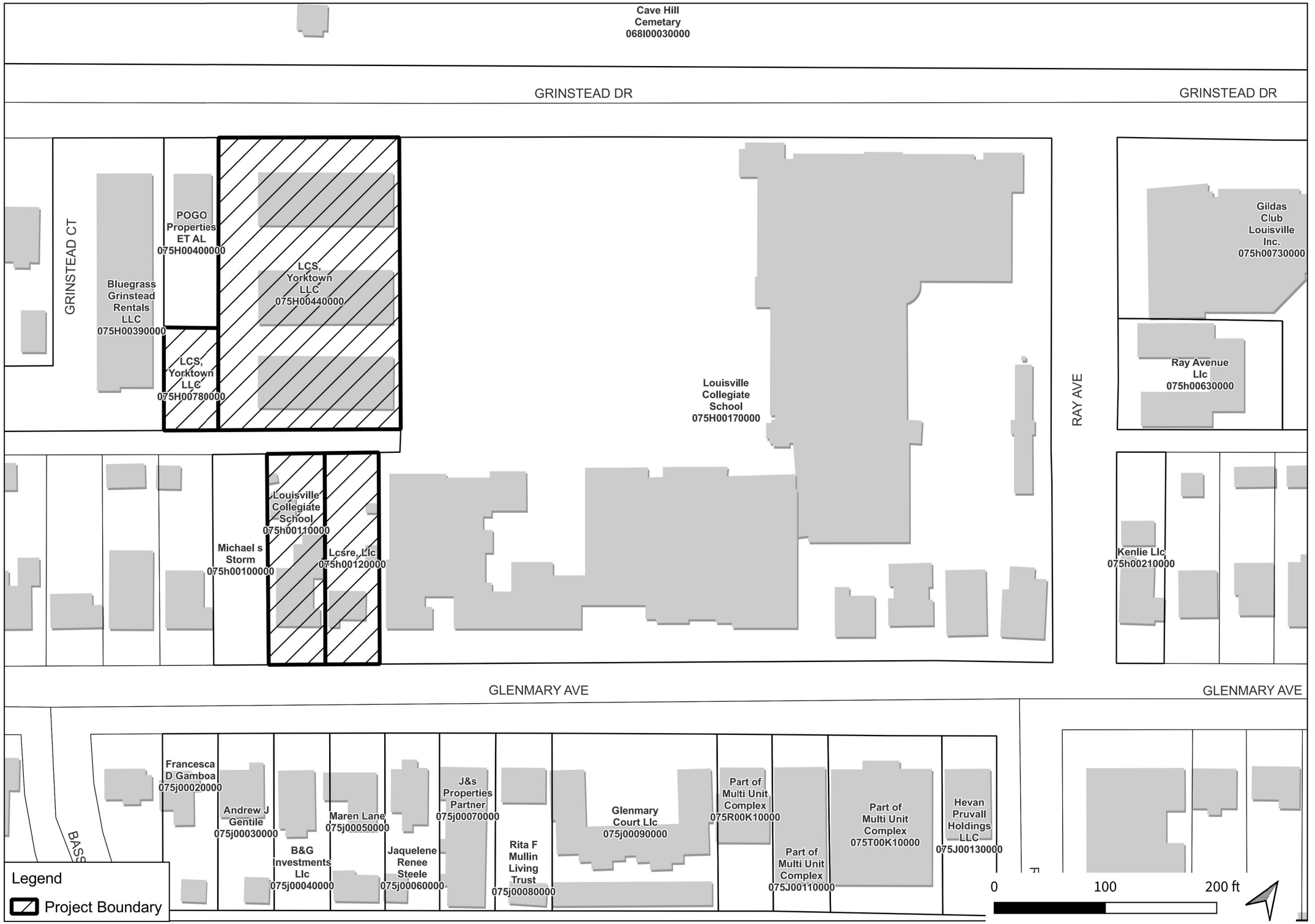
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit https://louisvilleky.gov/government/planning-design/

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





LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION

2356 Grinstead Drive
Louisville, KY 40204

Landscape Architect/Civil Engineer:
CARMAN
310 Old Vine Street, Suite 200
Lexington, Kentucky 40507
859.254.9803

Owner / Developer:
Louisville Collegiate School
2427 Glenmary Avenue
Louisville, Kentucky 40204

PROJECT AREA AND SURROUNDING PROPERTIES MAP

CONSTRUCTION DOCUMENTS

DATE:	10/06/2022
DRAWN BY:	CAA
CHECKED BY:	JLC
PROJECT NUMBER:	21.191
REVISIONS:	

JOHN L. CARMAN
REGISTERED
No.
STATE
COMMONWEALTH
OF
KENTUCKY
LANDSCAPE ARCHITECT

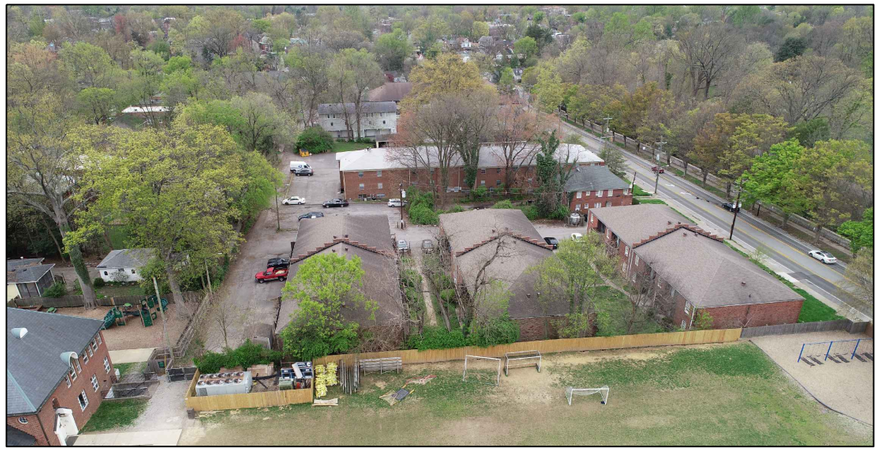
October 6, 2022

CARMAN
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

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SHEET TITLE:

SHEET NUMBER:



YORKTOWN TO THE NORTHWEST - YORKTOWN APARTMENTS TO BE DEMOLISHED







YORKTOWN APARTMENT VIEWS - BUILDINGS AND SITE AMENITIES TO BE DEMOLISHED







LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION

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859.254.9803

Owner / Developer:
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2427 Glenmary Avenue
Louisville, Kentucky 40204

EXISTING SITE PHOTOS

CONSTRUCTION DOCUMENTS

DATE:	10/06/2022
DRAWN BY:	CAA
CHECKED BY:	JLC
PROJECT NUMBER:	21.191
REVISIONS:	

JOHN L. CARMAN
REGISTERED
No. 3100
COMMONWEALTH OF KENTUCKY
LANDSCAPE ARCHITECT

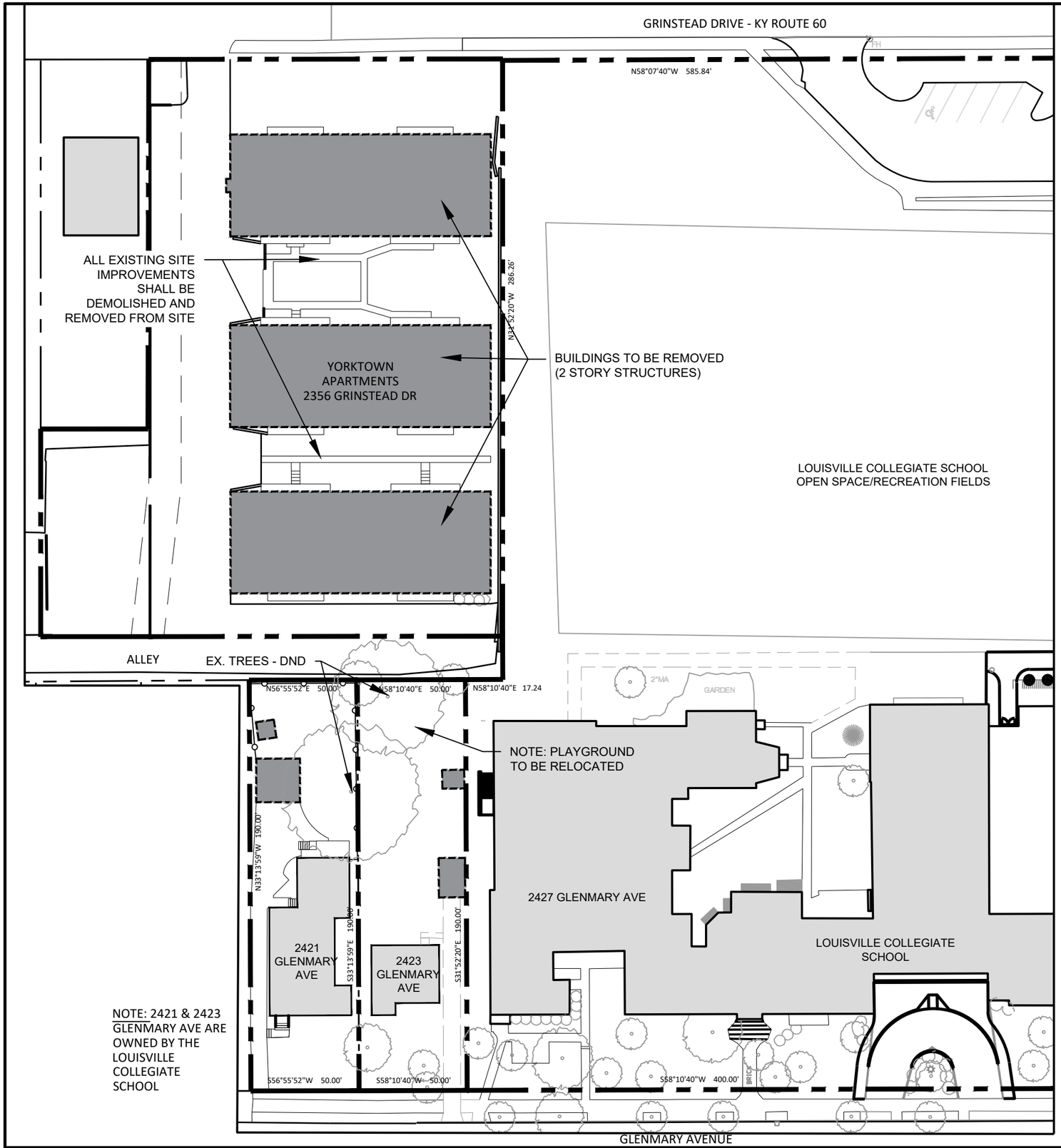
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SHEET TITLE:

SHEET NUMBER:



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



VICINITY MAP - N.T.S

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.

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

BEFORE YOU DIG CALL KENTUCKY UNDERGROUND 811 TWO (2) WORKING DAYS IN ADVANCE OF DIGGING

LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION

2356 Grinstead Drive
Louisville, KY 40204

Landscape Architect/Civil Engineer:
CARMAN
310 Old Vine Street, Suite 200
Lexington, Kentucky 40507
859.254.9803

Owner / Developer:
Louisville Collegiate School
2427 Glenmary Avenue
Louisville, Kentucky 40204

SITE AND BUILDING DEMOLITION PLAN

CONSTRUCTION DOCUMENTS

DATE: 10/06/2022
DRAWN BY: CAA
CHECKED BY: JLC
PROJECT NUMBER: 21.191
REVISIONS:

JOHN L. CARMAN REGISTERED No. 3109 COMMONWEALTH OF KENTUCKY LANDSCAPE ARCHITECT

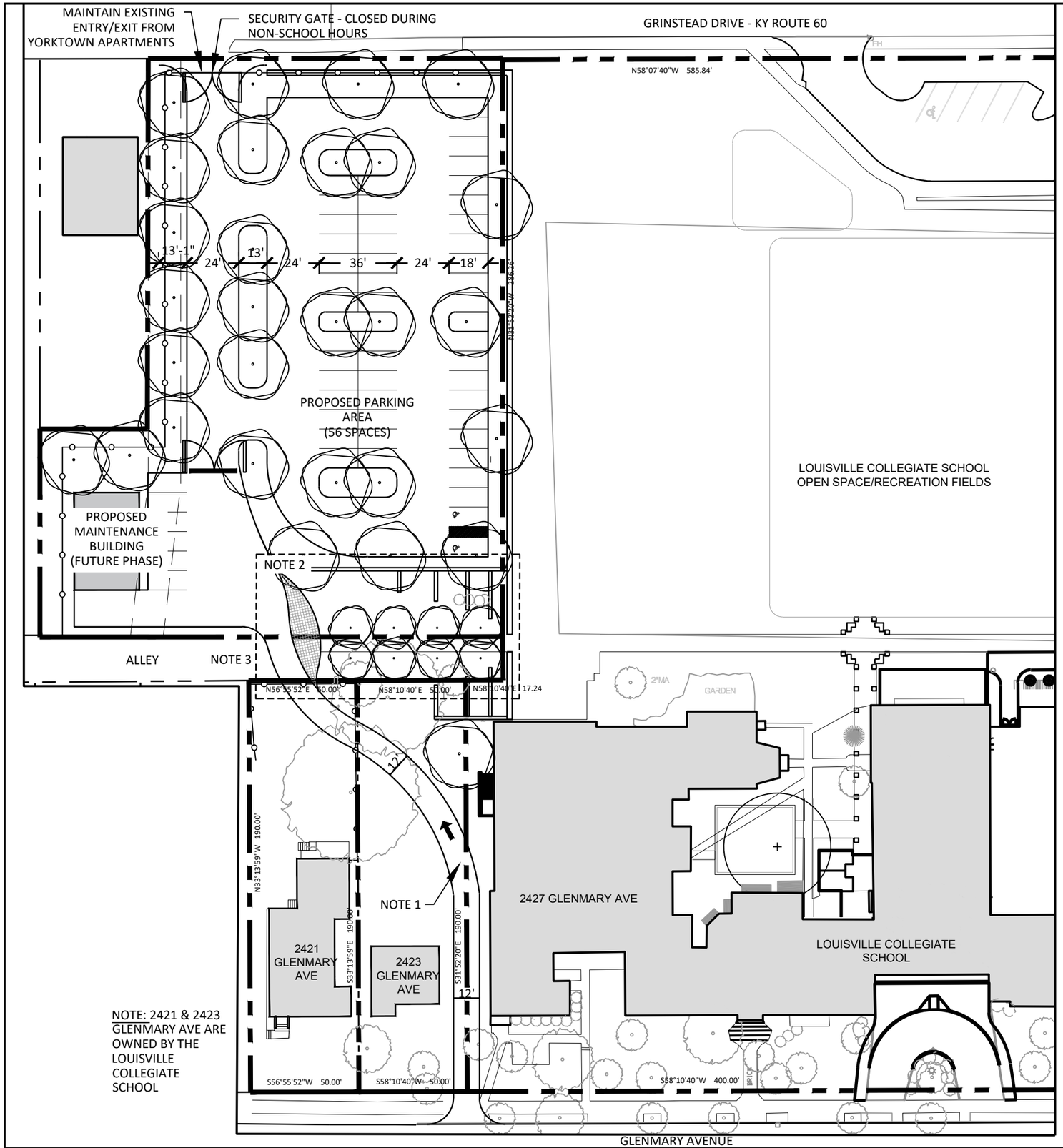
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SHEET TITLE:

SHEET NUMBER:



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



VICINITY MAP - N.T.S

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 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.

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

BEFORE YOU DIG CALL KENTUCKY UNDERGROUND (811) TWO (2) WORKING DAYS IN ADVANCE OF DIGGING

LOUISVILLE COLLEGIATE SCHOOL PARKING LOT & DEMOLITION

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Louisville, KY 40204

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Lexington, Kentucky 40507
859.254.9803

Owner / Developer:
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Louisville, Kentucky 40204

PROPOSED PARKING LOT SITE PLAN

CONSTRUCTION DOCUMENTS

DATE: 10/06/2022
DRAWN BY: CAA
CHECKED BY: JLC
PROJECT NUMBER: 21.191
REVISIONS:

JOHN L. CARMAN
REGISTERED
No. 3110
COMMONWEALTH OF KENTUCKY
LANDSCAPE ARCHITECT

October 6, 2022

CARMAN
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

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