

C-2/TOWN CENTER
TRINITY HIGH SCHOOL FOUNDATION
4025 SHELBYVILLE ROAD
LOUISVILLE, KY 40207
DEED BOOK 5833, PG. 0683

C-2/TOWN CENTER
TRINITY HIGH SCHOOL FOUNDATION
115 N. SHERRIN AVENUE
LOUISVILLE, KY 40207
DEED BOOK 6331, PG. 0615

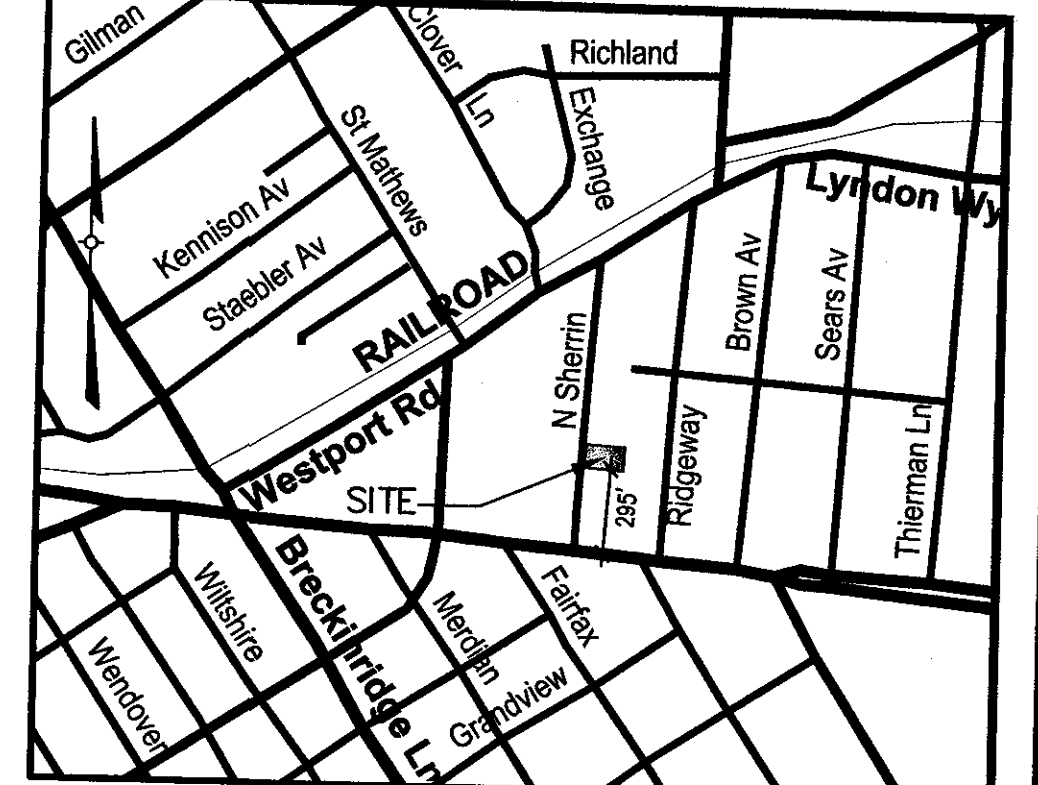
R-5/N
CARMELO D. GABRIELE
116 RIDGEWAY AVENUE
LOUISVILLE, KY 40207
DEED BOOK 10017, PG. 0916

R-5/N
CLEMONS PROPERTIES V, LLC
(2909 SENECA PARK ROAD
LOUISVILLE, KY 40205-1743)
114 RIDGEWAY AVENUE
LOUISVILLE, KY 40207
DEED BOOK 8042, PG. 0460

R-5/N
WILLIAM SHAWN BURTNETT &
KATHERINE ELYSE HOWLE
110 RIDGEWAY AVENUE
LOUISVILLE, KY 40207-5021
DEED BOOK 10092, PG. 0890

R-5/N
GENE & ANITA WESLEY
(8407 SPRUCE HILL ROAD
PROSPECT, KY 40059-7402)
108 RIDGEWAY AVENUE
LOUISVILLE, KY 40207
DEED BOOK 8002, PG. 0205

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4025 SHELBYVILLE ROAD
LOUISVILLE, KY 40207
DEED BOOK 5833, PG. 0683



SITE IS LOCATED IN THE CITY OF ST. MATTHEWS AND IS SUBJECT TO THE APRIL 2001 DEVELOPMENT CODE.

VARIANCE REQUESTED

A VARIANCE IS REQUESTED FROM SECTION 6.4.C.2.d FROM THE APRIL 2001 DEVELOPMENT CODE, PROPERTY DEVELOPMENT REGULATIONS: MINIMUM YARD REQUIREMENT. TO WAIVE THE ENCRoACHMENT OF THE PROPOSED VESTIBULE ADDITION INTO THE 20' REAR YARD.

PROJECT DATA

TOTAL SITE AREA	= 0.5 Ac.
EXISTING ZONING	= C-2
FORN DISTRICT	= TOWN CENTER
EXISTING USE	= HIGH SCHOOL
PARKING REQUIRED	= CHAPTER 9, TABLE 9.1.2 AS DETERMINED BY PLANNING DIRECTOR
TOTAL EXISTING PARKING	= 26 (INCLUDING 2 ACCESSIBLE SPACES)
TOTAL PARKING PROPOSED	= 24 (INCLUDING 2 ACCESSIBLE SPACES)
PROPOSED BLDG. VESTIBULE HEIGHT	= 30'-2 1/2" (48' MAXIMUM ALLOWED)
F.A.R.	= 1 (5.0 MAXIMUM ALLOWED)
EXISTING BLDG. AREA	= 22,618 S.F.
PROPOSED VESTIBULE	= 900 S.F.
TOTAL DG. AREA	= 23,518 S.F. (4% INCREASE)
TOTAL EXISTING VEHICULAR USE AREA	= 7,234 S.F.
PROPOSED VEHICULAR USE AREA	= 6,549 S.F. (9% DECREASE)
INTERICLANDSCAPE AREA	= NOT APPLICABLE PER ARTICLE 12.C.2.D.1 BECAUSE PROPOSED VESTIBULE IS A LESS THAN 20% INCREASE IN BUILDING AREA.

GENERAL NOTES:

- Paving areas and drive lanes are a hard and durable surface
- Mistion measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

- Sanitary sewer service is existing.
- Portion of the site is within the 100 year flood plain per FIRM Map No: 21111C0029E, dated December 5, 2006.

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 9908-2013_SitePlan.dwg
DATE: 1-8-15
SCALE: AS SHOWN
CHECKED BY: AR/EB
DRAWN BY: SBS

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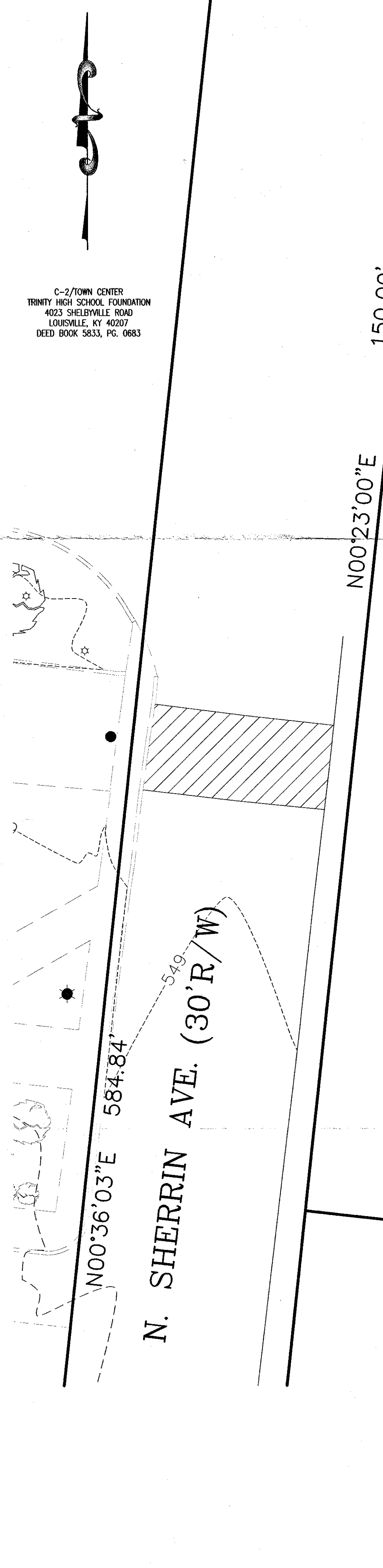
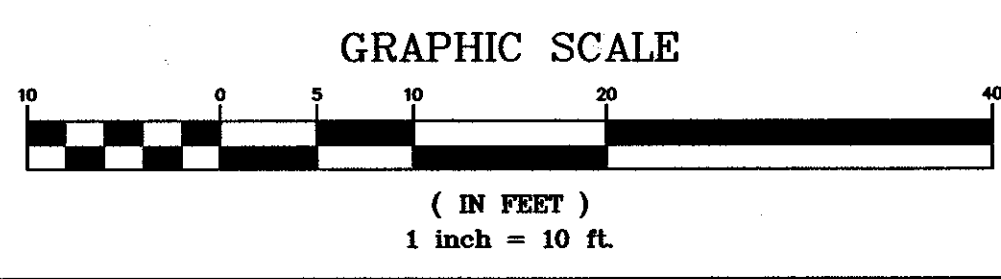
LD&D
LAND DESIGN & DEVELOPMENT, INC.
SERVICES - LANDSCAPE ARCHITECTURE
809 WASHINGTON AVENUE - FLOOR 502/402/301
PA: 502.424.9718 FAX: 502.424.9714
WEB: WWW.LD-D.COM

SITE PLAN FOR VARIANCE REQUEST
COMMUNICATION ARTS CENTER VESTIBULE ADDITION
OWNER
TRINITY HIGH SCHOOL
4011 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY
502.895.9427

JOB NO. **9906**
SHEET **1** OF **1**

SITE ADDRESS:
113 N. SHERRIN AVE.
DEED BOOK 5548, PG. 853
PARCEL ID: 027500050000
COUNCIL DISTRICT - 9
FIRE PROTECTION DISTRICT - ST. MATTHEWS

RECEIVED
JAN 15 2015
PLANNING & DESIGN SERVICES



15VARIANCE1002