

1836 FRANKFORT ACCESSORY DWELLING UNIT

1836 FRANKFORT AVE. LOUISVILLE, KY 40206

SITE PLAN & SITE SECTION

Project number 2020.01
Date 2020.08.20
Drawn by MARK THOMAS

A001

Scale 1/8" = 1'-0"

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Parcel Report:
Owner: Mark and Marina Thomas
Parcel ID: 069J01130000
Acres: 0.12730

Land Development Report:
Zoning: R5B
Form District: Traditional Neighborhood
Historic Preservation District: Clifton
Enterprise Zone: YES

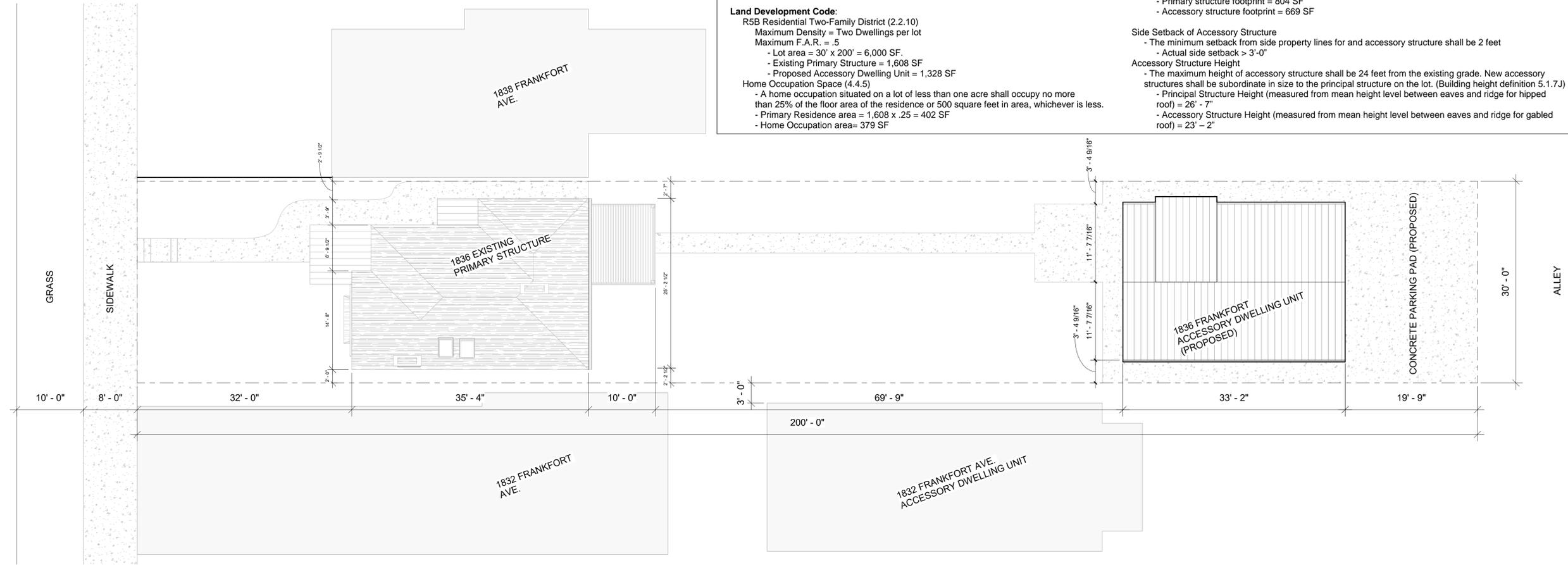
Land Development Code:
R5B Residential Two-Family District (2.2.10)
Maximum Density = Two Dwellings per lot
Maximum F.A.R. = .5
- Lot area = 30' x 200' = 6,000 SF.
- Existing Primary Structure = 1,608 SF
- Proposed Accessory Dwelling Unit = 1,328 SF
Home Occupation Space (4.4.5)
- A home occupation situated on a lot of less than one acre shall occupy no more than 25% of the floor area of the residence or 500 square feet in area, whichever is less.
- Primary Residence area = 1,608 x .25 = 402 SF
- Home Occupation area = 379 SF

Land Development Code (Cont.):
Residential Site Design Standards: Traditional Neighborhood Form District (5.4.1)
Private Yard Area Requirement
- The Private Yard area shall be at least 30% of the area of the lot and shall be located between the principal structure and the accessory structure area.
- Total lot area = 6,000 SF
- Private Yard Requirement = 6,000 x .3 = 1,800 SF
- Proposed Private Yard area = 80 x 30 = 2,400 SF
Maximum Size of Accessory Structure
- Accessory structures for single family residential use shall not exceed the footprint of the primary structure
- Primary structure footprint = 804 SF
- Accessory structure footprint = 669 SF

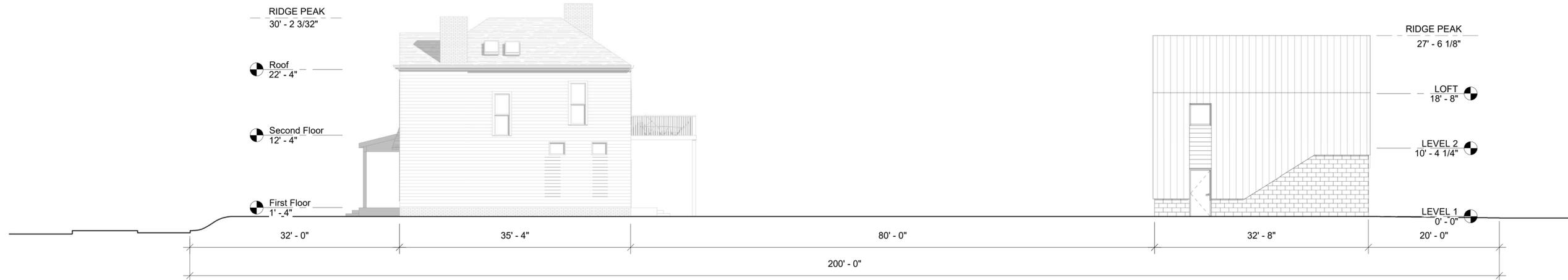
Side Setback of Accessory Structure
- The minimum setback from side property lines for and accessory structure shall be 2 feet
- Actual side setback > 3'-0"

Accessory Structure Height
- The maximum height of accessory structure shall be 24 feet from the existing grade. New accessory structures shall be subordinate in size to the principal structure on the lot. (Building height definition 5.1.7J)
- Principal Structure Height (measured from mean height level between eaves and ridge for hipped roof) = 26' - 7"
- Accessory Structure Height (measured from mean height level between eaves and ridge for gabled roof) = 23' - 2"

FRANKFORT AVE.



① SITE PLAN
1/8" = 1'-0"



② SITE SECTION - WEST
1/8" = 1'-0"

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1836 FRANKFORT
ACCESSORY DWELLING UNIT

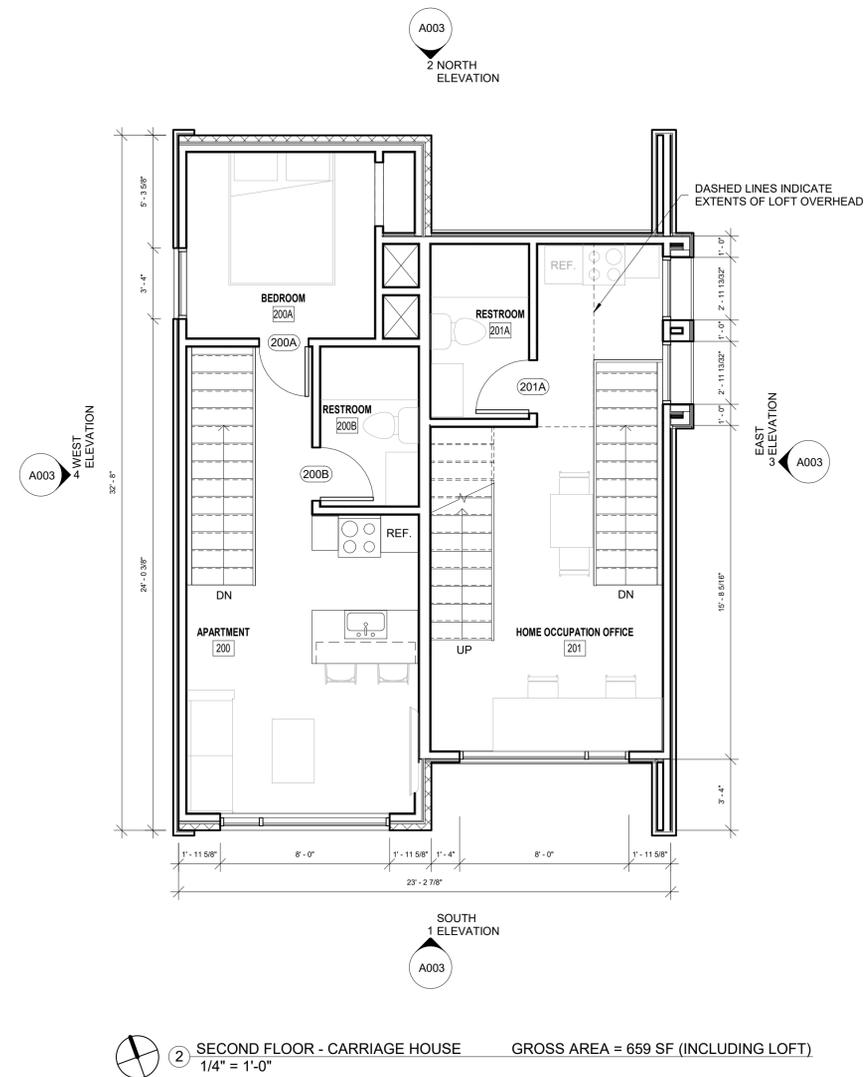
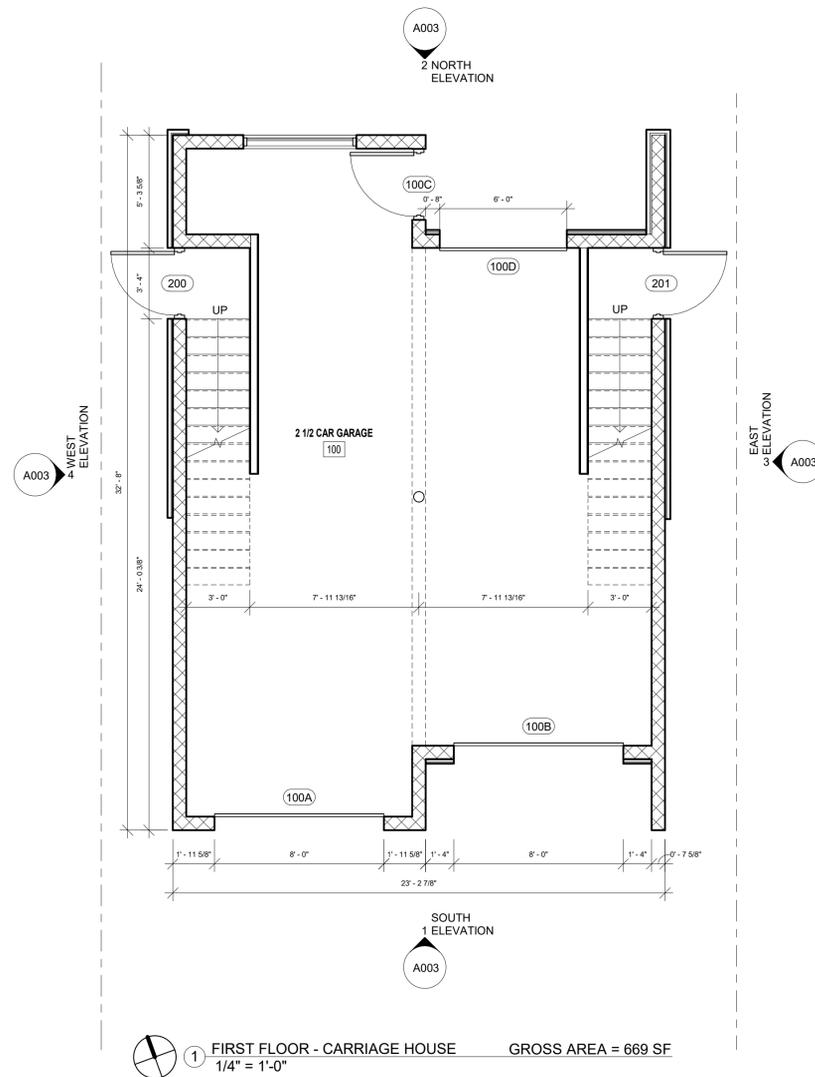
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FLOOR PLANS

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Drawn by Author

A002

Scale 1/4" = 1'-0"



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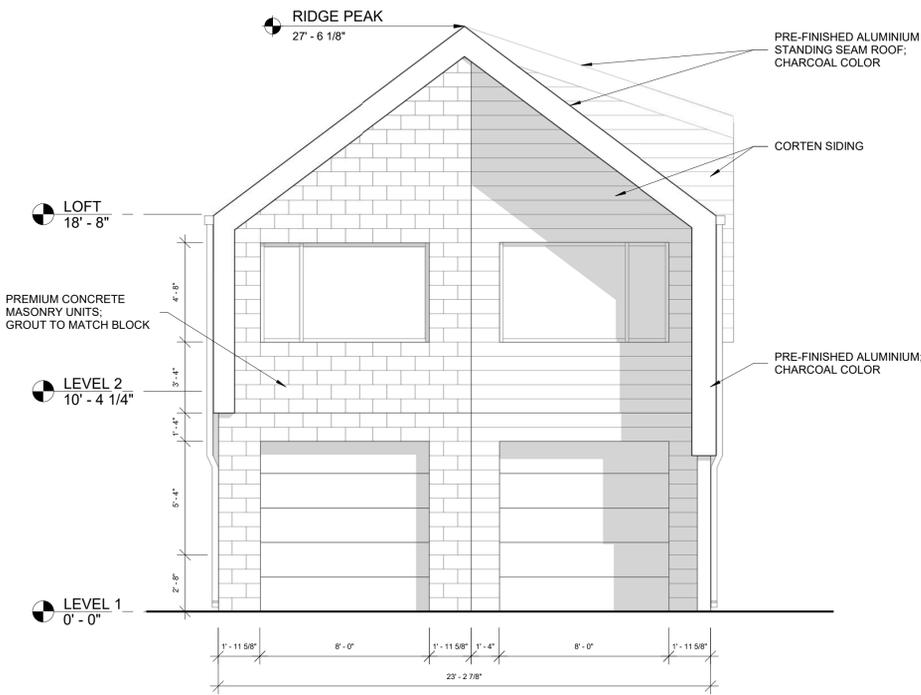
ELEVATIONS

Project number 2020.01
Date 2020.08.20
Drawn by MT

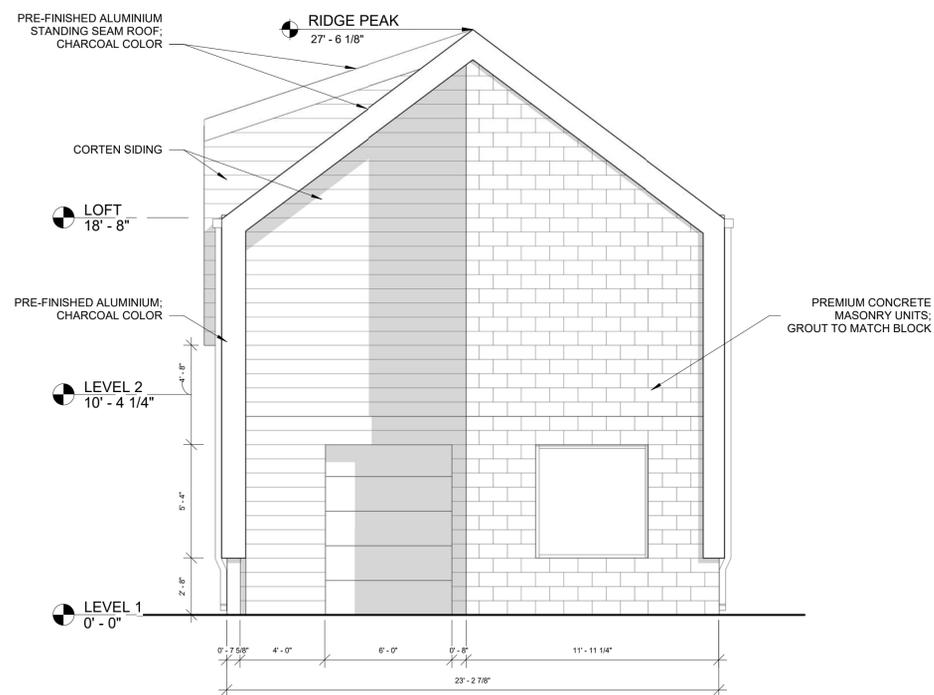
A003

Scale 1/4" = 1'-0"

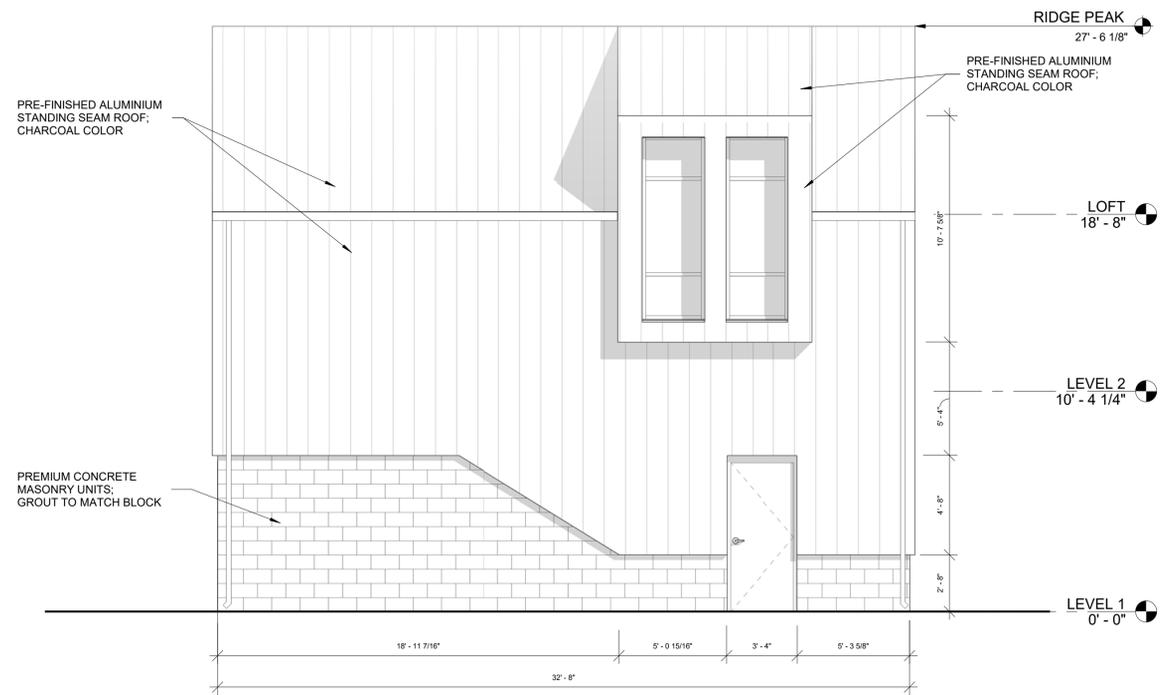
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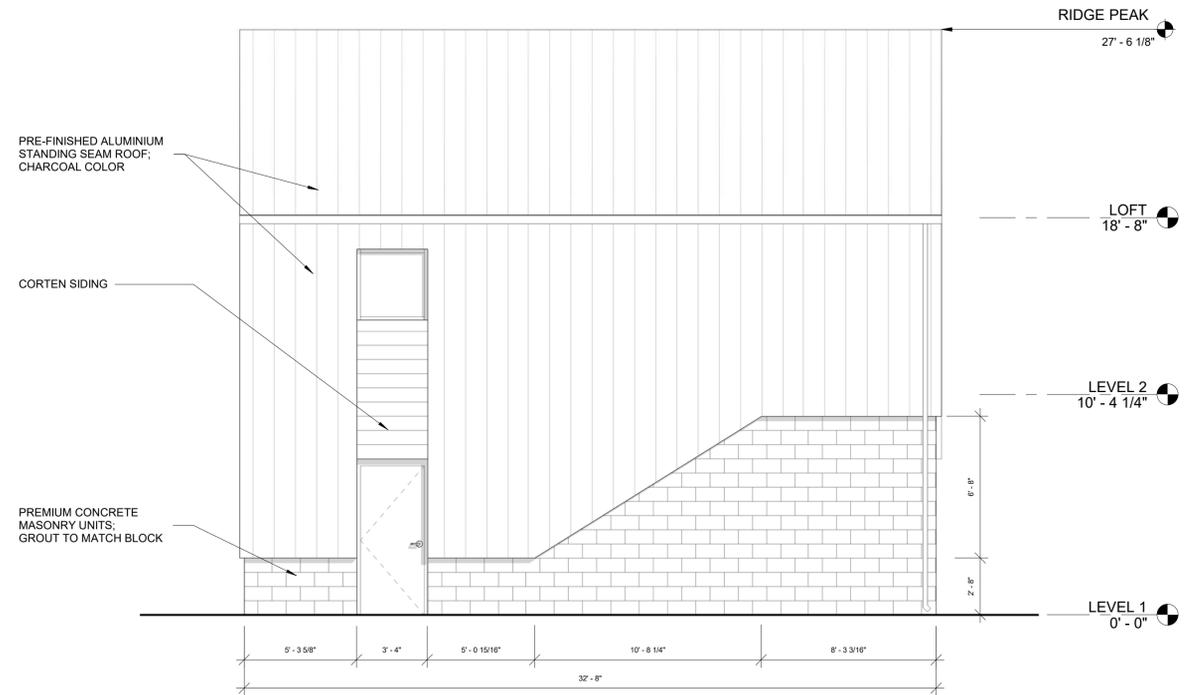
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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