PROPERTY LINE

30'-10"

9'-0"

3'-0"

24'-0"

3'-0"

5'-0"

BRICK ALLEY 20' R/W
BRICK WIDTH 12'-0"

BRICK ALLEY 15' R/W
BRICK WIDTH 12'-0"

BRICK ALLEY 15' R/W
BRICK WIDTH 11'-0"

LANDSCAPE BUFFER
AREA 20-WAIVER-0058

DWELLING 2

PROPOSED GARAGE &
ACCESSORY APARTMENT

PROPERTY LINE

26'-0"

26'-0"

1618 ROSEWOOD AVE
CARPORT

4'-0"

4'-0"

LANDSCAPE BUFFER
AREA 20-WAIVER-0058

PRIVATE YARD AREA
LOT < 6,000 SF
REQUIRED 20% = 993 SF
PROVIDED 1,220 SF

44'-8 1/2"

169'-6"

OVERHANG

8'-8 1/2"

162'-3 1/2"

DWELLING 1

1616 ROSEWOOD AVE
LOUISVILLE KY 40204

59'-3 1/2"

OVERHANG

LANDSCAPE BUFFER
AREA 20-WAIVER-0058

LANDSCAPE BUFFER
AREA 20-WAIVER-0058

PORCH

1'-3 1/2"

16'-6"

30'-0"

SIDEWALK

4'-4"

ROSEWOOD AVE

PROJECT PLAN

DWELLING 1
EXISTING 2-STORY SINGLE FAMILY

DWELLING 2
NEW 2-STORY GARAGE & ACCESSORY APARTMENT

GROSS FOOTPRINT AREA - 2,378 SF
EXISTING BUILDING - 1,781 SF
NEW GARAGE - 597 SF

GROSS FLOOR AREA OF BLDS - 3,682 SF
EXISTING BUILDING - 3,058 SF
NEW ACCESSORY APARTMENT - 624 SF

GROSS & NET ACRES 0.114 = 4,965 SF

PROPOSED FAR - 3,682 SF
MAX FAR ALLOWED - 3,724 SF

BUILDING HEIGHTS
EXISTING BUILDING - ±28'-0"
NEW ACCESSORY APARTMENT - 24'-0"

PARKING CALCULATIONS
REQUIRED - 2 SPACES
PROPOSED - 2 GARAGE, 1 OFF-STREET

3'-0" SIDE YARD SETBACK
5'-0" REAR YARD SETBACK

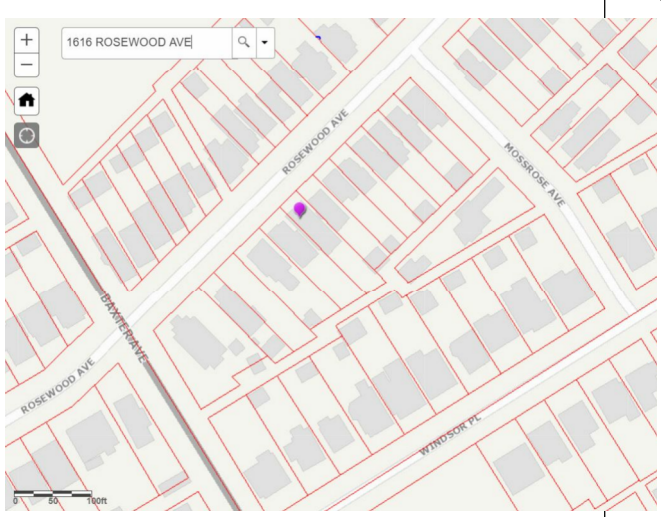
DENSITY - 2 DWELLING UNITS
(LDC 2.1.3.E.2)

PARKING DIMENSIONS
(2) NEW GARAGE SPACES 16'-6" X 6'-0"

DESCRIPTION
OWNER: AMANDA DONALDSON
1616 ROSEWOOD AVE
ARCHITECT: CONCEPT ARCHITECTS
ADDRESS: 1616 ROSEWOOD AVE
LOUISVILLE KY 40204
TAX BLOCK: 92559
PARCEL ID: 075B01030000
DEED BOOK: 9936 PAGE: 654
EXISTING ZONING: R5
PROPOSED ZONING: R6
ADJACENT PROPERTY ZONING: R5
FORM DISTRICT: TN
EXISTING USE: NA
PROPOSED USE: GARAGE/ACCESSORY APARTMENT
PLAN DATE: 03-02-20
REVISION DATE: 07-28-20

SITE INFORMATION
ROSEWOOD AVE, MOSSROSE AVE, WINDSOR PL

ADJACENT PROPERTY OWNERS
1618 ROSEWOOD AVE
ZONING: R5
SEJ, PROPERTIES LLC
DEED BOOK & PAGE: 10599 0372
1614 ROSEWOOD
JOHN M ADDINGTON & HANGER BARBAR
ZONING: R5
DEED BOOK & PAGE: 5698 0096
1619 ROSEWOOD AVE
LEAH KEEN
ZONING: R5
DEED BOOK & PAGE: 10483 0543
1621 WINDSOR PL
DANIEL SPITLER
ZONING: R5
DEED BOOK & PAGE: 11443 842
1312 MOSSROSE AVE
WILLIAM AND MARY JORDAN
ZONING: R5
DEED BOOK & PAGE: 6072 0837
1615 ROSEWOOD AVE
LETS START OVER
ZONING: R5
DEED BOOK & PAGE: 9298 0867



2 LOJIC MAP
SCALE: N.T.S.

1 SITE PLAN
SCALE: 3/32" = 1'-0"

CONCEPT
ARCHITECTS
1621 Windsor Pl Louisville
502-653-9972
07/28/20