

GENERAL NOTES:

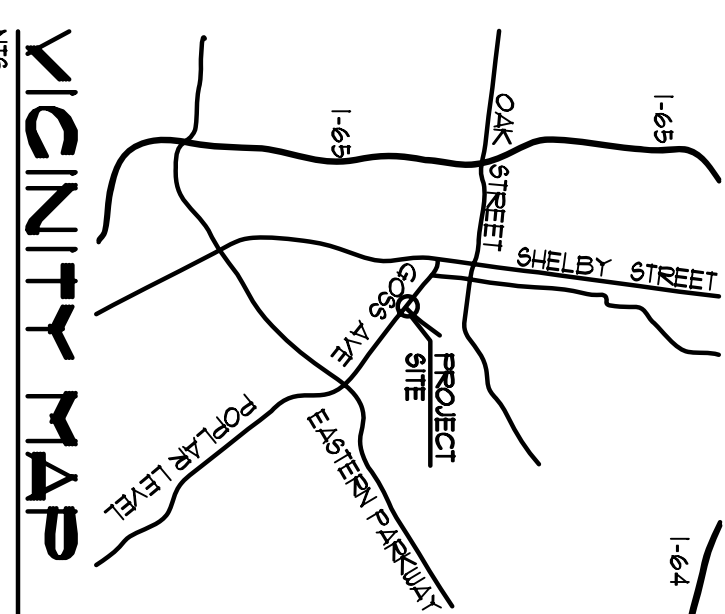
1. SIDEWALK AND CURB REPAIRS ARE REQUIRED TO REFACE DAMAGED WALKS AND REPAIR EXISTING CURB CUTS
2. ENCROACHMENT PERMITS AND EXCISES ARE REQUIRED FOR ANY WORK WITHIN THE RIGHT OF WAY

VARIANCE REQUESTED:

- SEEK ALSO TO VARIANCE APPLICATION WITH A WRITTEN DESCRIPTION OR THE VARIANCE REQUESTED:
1. A VARIANCE FROM TABLE 5.3.3 TO PERMIT ENCROACHMENTS INTO THE 5' SIDE YARD SETBACK
 2. WAIVER FROM 02.3 TO PERMIT ENCROACHMENTS INTO THE REAR YARD SETBACK
 3. WAIVER FROM 02.3 TO ELIMINATE THE REQUIRED 5' VIA LBA ALONG KRIEGER STREET

WAIVERS REQUESTED:

- SEEK ALSO TO VARIANCE APPLICATION WITH WRITTEN DESCRIPTIONS OF WAIVERS REQUESTED:
1. WAIVER FROM 02.4 TO REDUCE THE LBA ALONG THE PROPERTY LINE FROM 10' TO 5' ALONG TO ELIMINATE THE 5' LBA ALONG THE NORTHEAST PROPERTY LINE WHERE THE SITE IS ADJACENT TO R-6.
 2. WAIVER FROM 02.3 TO PERMIT ENCROACHMENTS INTO THE REAR YARD SETBACK
 3. WAIVER FROM 02.3 TO ELIMINATE THE REQUIRED 5' VIA LBA ALONG KRIEGER STREET



LEGEND:

- LIMITS OF EXISTING BUILDING
- PROPERTY LINE OR CENTERLINE OF STREET'S
- EXISTING CONTOUR
- CONTROL PROPOSED
- EXISTING DOOR
- EXISTING TREE OR SHRUB
- DRAINAGE FLOW ARROW
- 10'x20' STREET PARKING SPACES (NUMBERED 1 THROUGH 5)

SITE DATA:

FOUR DISTRICT: TRADITIONAL NEIGHBORHOOD	EXISTING BUILDING AREA CALCULATIONS:
ZONING: C2 PROPOSED (CURRENTLY R6)	5th FLOOR RESTAURANT 4333 SF
USE: RESTAURANT	RESTAURANT ACCESS (STAIR) 65 SF
RESIDENTIAL BUSINESS (3 UNITS)	RESIDENTIAL (UNIT 1) 1007 GROSS SF
3 RESIDENTIAL GROSS 3,374 SF UNITS	WAREHOUSE (TO BE DEMOLISHED) 7,488 SF
NET 2,894 SF	2ND FLOOR RESIDENTIAL (UNIT 2) 1007 GROSS SF
ACREAGE: .294 ACRES	ART STUDIOS/RESIDENTIAL ACCESS 1904 SF
FLOOR AREA RATIO: TOTAL BLDG AREA/LOT AREA * FAR (PROPOSED) AFTER DEMOLITION OF EXISTING WAREHOUSE	3RD FLOOR RESIDENTIAL (UNIT 3) 1398 GROSS SF
9634 SF / 12600 SF * .163	12605 TOTAL GROSS SF
EXISTING WAREHOUSE	VEHICLE USE AREA: 4260 SF

EXISTING BUILDING AREA CALCULATIONS:	PARKING CALCULATIONS:
5th FLOOR RESTAURANT 4333 SF	AREA 4333 SF
RESTAURANT ACCESS (STAIR) 65 SF	MIN. (1/200) 18 SPACES
RESIDENTIAL (UNIT 1) 1007 GROSS SF	MAX. (1/125) 35 SPACES
WAREHOUSE (TO BE DEMOLISHED) 7,488 SF	2 SPACES
2ND FLOOR RESIDENTIAL (UNIT 2) 1007 GROSS SF	3 UNITS 9 SPACES
ART STUDIOS/RESIDENTIAL ACCESS 1904 SF	3 UNITS 9 SPACES
3RD FLOOR RESIDENTIAL (UNIT 3) 1398 GROSS SF	ART STUDIOS/RESIDENTIAL ACCESS 3 SPACES
12605 TOTAL GROSS SF	ACREAGE
VEHICLE USE AREA: 4260 SF	TOTAL 28
12605 TOTAL GROSS SF	49

PARKING PROVIDED:	PARKING REQUIREMENTS:
LOCATION: ON-SITE	10% RESIDENTIAL PROPERTY: 2% OR GREATER
STREETSIDE	20% HISTORIC PROPERTY
TOTAL PARKING SPACES PROVIDED: 18 SPACES	30% TOTAL REDUCTION: 28 (66) * 19 SPACES
BICYCLE SPACE CALCULATIONS (LDC 1241 E. 311): 9 SPACES	1583 (SPACE FOR BICYCLE RACKS PLUS 5 BICYCLES TOTAL) 18 SPACES REQUIRED
LONG TERM SPACES REQUIRED: 2	
RESTAURANT 2	
TOTALS: 2 INTERIOR BICYCLE SPACES	
	9 EXTERIOR BICYCLE SPACES

NOTE: SPACE IS USED AND AVAILABLE INSIDE THE BUILDING FOR LONG TERM BICYCLE SPACES REQUIRED FOR PARKING SPACE CREDIT

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 979-983 GOESS AVENUE
 G.S. ACRES: 0.2920
 OWNER INFORMATION:
 BERENAL JOHN O. IV AND RACHEL L. BAKER
 574 BAYVEL STREET LOUISVILLE KY 40204
 DEED BOOK/PAGE: 160-0931 3/17/2001

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 979-983 AVENUE
 G.S. ACRES: 0.29400
 PROPERTY CLASS: C-COM RESTAURANT
 OWNER INFORMATION:
 INVESTMENT REALTY LLC
 2801 E. BROWN AVE. LOUISVILLE KY 40204
 DEED BOOK/PAGE: 99-10-0514 5/28/2000

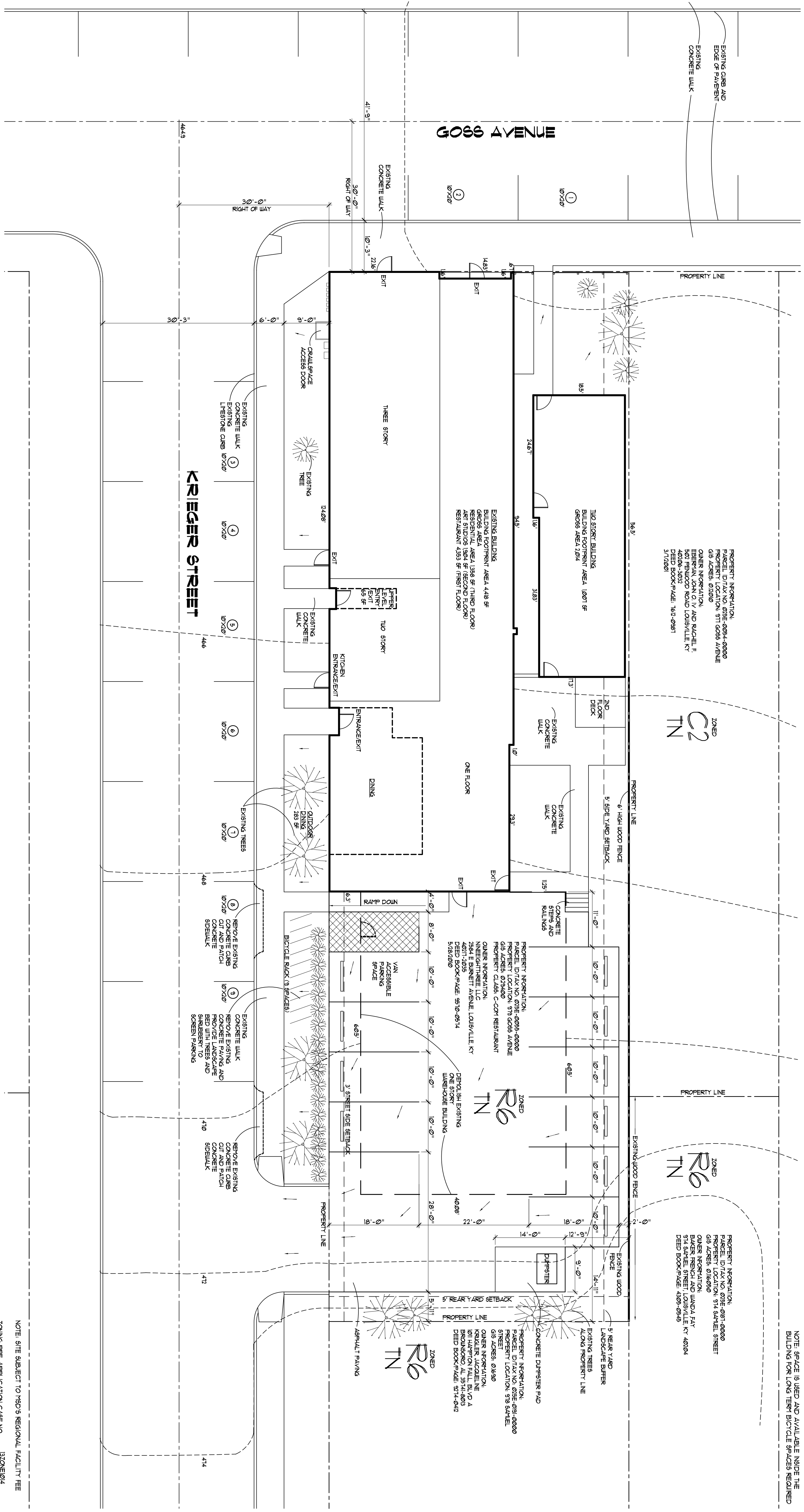
PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 514 94th STREET
 G.S. ACRES: 0.16600
 OWNER INFORMATION:
 BAKER BRENDA AND WANDA FAY
 574 BAYVEL STREET LOUISVILLE KY 40204
 DEED BOOK/PAGE: 459-0290

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 979 983 AVENUE
 G.S. ACRES: 0.1630
 OWNER INFORMATION:
 KREGLER JACQUELINE
 581 HAMPDEN FALL BLVD
 DEED BOOK/PAGE: 9714-040

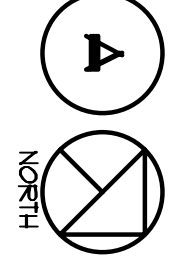
PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 979 983 AVENUE
 G.S. ACRES: 0.1630
 OWNER INFORMATION:
 KREGLER JACQUELINE
 581 HAMPDEN FALL BLVD
 DEED BOOK/PAGE: 9714-040

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 979 983 AVENUE
 G.S. ACRES: 0.1630
 OWNER INFORMATION:
 KREGLER JACQUELINE
 581 HAMPDEN FALL BLVD
 DEED BOOK/PAGE: 9714-040

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 979 983 AVENUE
 G.S. ACRES: 0.1630
 OWNER INFORMATION:
 KREGLER JACQUELINE
 581 HAMPDEN FALL BLVD
 DEED BOOK/PAGE: 9714-040



SITE DEVELOPMENT PLAN



NOTE: SITE SUBJECT TO HSD'S REGIONAL FACILITY FEE
 ZONING PRE-APPLICATION CASE NO. BZ09E004
 UM 1941

ARCHITECT:
Archstyle, Inc.
 ARCHITECTURE AND INTERIOR DESIGN
 827 ROSEMARY DRIVE
 LOUISVILLE, KENTUCKY 40213
 PHONE: 502.637.1965
 EMAIL: archstyle@atwo.com

OWNER:
NINEIGHTTHREE, LLC
 2584 E. BURNETT AVENUE
 LOUISVILLE, KENTUCKY 40217

SITE DEVELOPMENT PLAN
979-983 GOESS AVENUE
LOUISVILLE, KENTUCKY 40217

PROJECT # 2397
 DATE: 6-19-13
 REVISIONS:
 9-21-13
 11-26-13
 12-18-13

© 2013 ARCHSTYLE, INC.
 SHEET #