

**1904 FRANKFORT AVE.**

Liquor/Convenient Store



### STORMWATER NOTES:

IMPERVIOUS AREA:  
 EXISTING IMPERVIOUS SURFACE 11,809 SQ. FT.  
 PROPOSED IMPERVIOUS SURFACE 11,958 SQ. FT.  
 AREA OF DISTURBANCE 12,829 SQ. FT.  
 TOTAL AREA OF SITE 16,727 SQ. FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS WATERSEWER COORDINATOR AT 1-502-585-4838 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

### REQUESTED WAIVERS:

THE FOLLOWING WAIVERS ARE BEING REQUESTED FOR THE SITE:

A WAIVER FROM LDC SECTION 5.5.1.A.3.4 TO ALLOW THE PARKING LOT TO BE PERMITTED IN FRONT OF THE BUILDING.

A WAIVER FROM LDC SECTION 5.5.1.A.3.3 TO WAIVE THE VEHICULAR AND PARKING ACCESS TO THE SITE FROM THE EXISTING ALLEY.

A WAIVER FROM LDC SECTION 5.5.1.C.1 TO NOT PROVIDE A DOOR ON THE BUILDING FACADE FACING HALDEMAN AVE.

A WAIVER FROM LDC SECTION 5.5.2.A.1.5 TO NOT PROVIDE A PEDESTRIAN CONNECTION ALONG HALDEMAN AVE. TO THE BUILDING ENTRANCE.

A WAIVER FROM LDC SECTION 10.2.1 TO ALLOW A 12' LBA ALONG THE REAR OF THE PROPERTY.

### REQUESTED VARIANCES:

THE FOLLOWING VARIANCE IS BEING REQUESTED FOR THE SITE:

VARIANCE FROM LDC SECTION 5.5.1.A.3 TO ALLOW THE BUILDING TO BE CONSTRUCTED MORE THAN FIVE FEET FROM THE RIGHT OF WAY OF FRANKFORT AVE.

### PUBLIC WORKS NOTES:

CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

### MSD NOTES:

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHANGES.

A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 511.28.

AN EPIC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION OR PLAN APPROVAL.

MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

### KYTC NOTES:

CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY.

RESPONSIBLE TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE SYSTEM SHALL BE REVIEWED AND APPROVED BY THE KYTC. A HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM BASED ON 25 YEAR AND 100 YEAR STORMS). THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS.

REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.

THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.

SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE SHIELDED, SHIELDED OR TURNED OFF.

ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.

ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS. THE RAMP AND SIDEWALK ADJACENT TO THE PEDESTRIAN CONNECTION FOR THIS DEVELOPMENT ARE NOT IN COMPLIANCE AND WILL NEED TO BE REPLACED AND RECONSTRUCTED AS PART OF THIS DEVELOPMENT.

AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY. ENCROACHMENT PERMIT AND BOND FORMS ARE AVAILABLE AT [HTTP://TRANSPORTATION.KY.GOV/PERMITS/PAGES/APPLICATIONS-FORMS-ASAPX](http://TRANSPORTATION.KY.GOV/PERMITS/PAGES/APPLICATIONS-FORMS-ASAPX)



### UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (KENTUCKY 811) (1-800-487-3874) (1-800-228-9973) OR LOCAL (502) 487-4873 (48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT). THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E.G. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSW SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

### EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY METRO PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BARRIERS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREA ONTO PUBLIC ROADWAYS. SOIL TRACKS ON THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY COVERED THROUGHOUT THE USE OF BILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING (R-02).

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

### PARKING SUMMARY:

SHOPPING - TRADITIONAL FORM  
 MINIMUM 1 SPACE PER 1,000 SQ. FT. OF GROSS FLOOR AREA  
 4,413 BUILDING SQ. FT. \_\_\_\_\_ MIN. 4 SPACES REQUIRED  
 PARKING SPACES PROVIDED: \_\_\_\_\_ 12 INCL. 1 HC SPACE

### BICYCLE PARKING CALCULATION:

SHOPPING - BUSINESS OR TRADE  
 REQUIRED 3 SPACES OR 10% OF REQUIRED PARKING, WHICHEVER IS GREATER.  
 A BICYCLE RACK WILL BE INSTALLED AT THE FRONT OF THE BUILDING TO ACCOMMODATE BICYCLES.

### MSD NOTE:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

### LANDSCAPING SUMMARY:

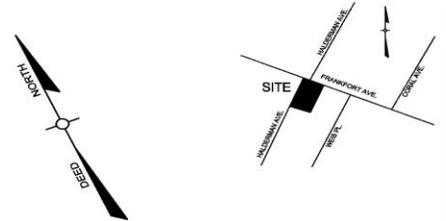
VEHICULAR USE AREA \_\_\_\_\_ 6,896 SQ. FT.  
 REQUIRED INTERIOR LANDSCAPING \_\_\_\_\_ 387 SQ. FT. (5.6%)  
 PROVIDED BY OWNER LANDSCAPING TO MEET LDC \_\_\_\_\_ 238 SQ. FT. (4.4%)

STREET TREES ARE REQUIRED ALONG FRANKFORT AVE. AND HALDEMAN AVE. PER LDC CHAPTER 15.2.8.

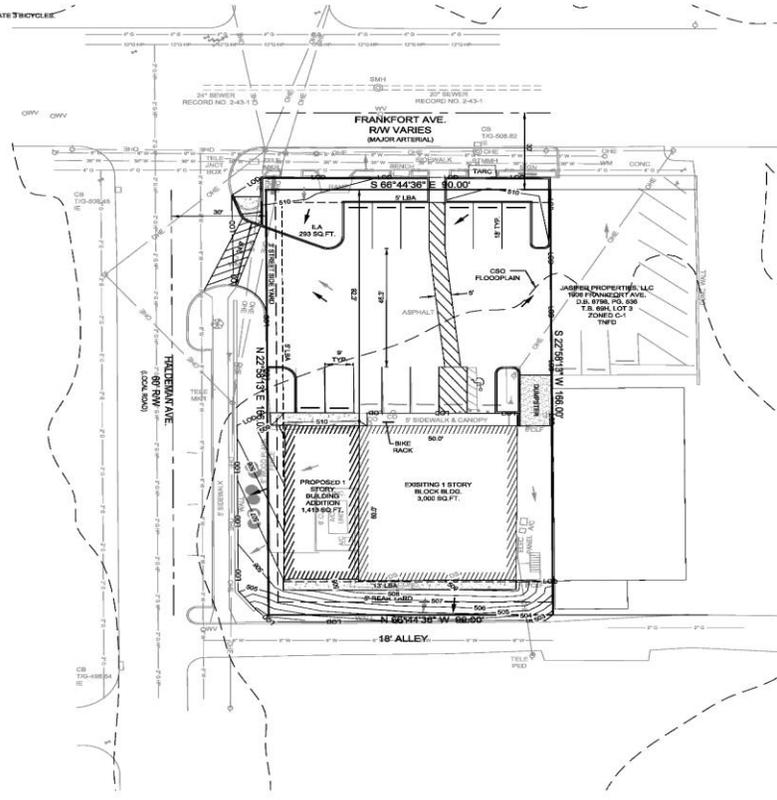
DUMPER TO BE SCREENED PER LDC CHAPTER 10.

### SITE DATA

1904 FRANKFORT AVE.  
 LOUISVILLE, KY 40220  
 D.L. 1998, PG. 88  
 TAX BLOCK 89-1 LOT 7  
 GROSS ACRESAGE: 0.284 AC.  
 NET ACRESAGE: 0.284 AC.  
 ZONED C-1  
 TRADITIONAL NEIGHBORHOOD FORM DISTRICT  
 HEIGHT: 40' MAX.  
 EX. BUILDING AREA: 3,000 SQ. FT.  
 PROX. BUILDING AREA: 1,413 SQ. FT.  
 107' FROM EXISTING L&W WATERLINE  
 EXISTING USE: LIQUOR/CONVENIENCE STORE  
 PROPOSED USE: LIQUOR/CONVENIENCE STORE  
 FAN # 5284  
 COUNCIL DISTRICT: 9  
 FIRE DISTRICT: LOUISVILLE #4



LOCATION MAP  
N.T.S.



NO.	DATE	REVISIONS	DESCRIPTION

9400 Burton Parkway, Suite 150  
 Louisville, KY 40220  
 502.677.0060

CIVIL DESIGN, INC.  
 P/E / D/E  
 Civil Engineering

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

CATEGORY 2B - 1904 FRANKFORT AVE.  
 DEVELOPER  
 SHREE HARI GOPAL 1097, LLC  
 LOUISVILLE, KENTUCKY 40208

DRAWN BY: B.M.  
 CHECKED BY: B.M.  
 DATE: JUNE 20, 2022  
 DRAWING: CAT 2B  
 SCALE: 1"=20'  
 SHEET: 1 of 1



From Frankfort Ave. – subject property



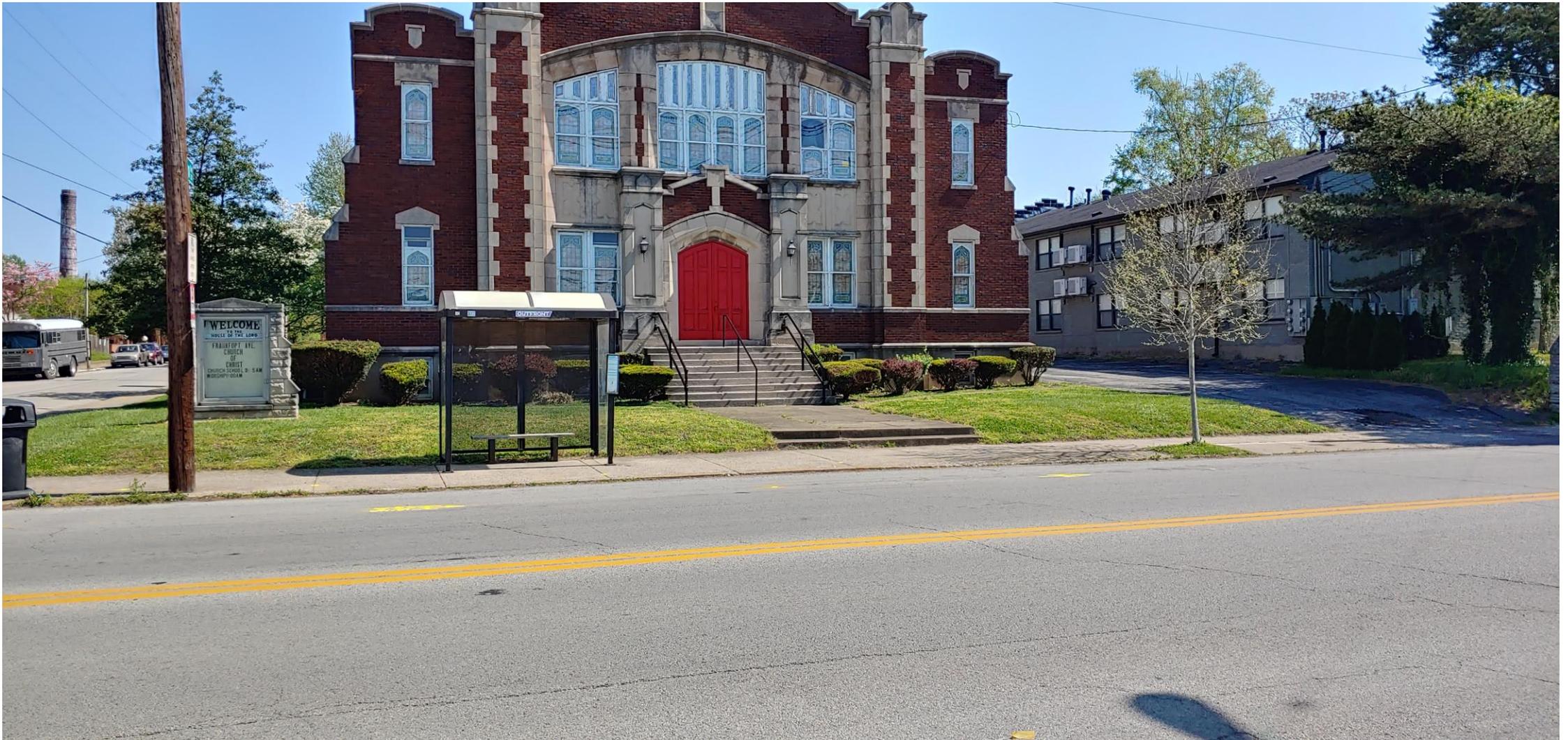
From Frankfort Ave. – adjacent property to the east



From Frankfort Ave. – adjacent property to the east



From Frankfort Ave. – adjacent property caddy corner to the northeast



From Frankfort Ave. – adjacent property to the north



From Frankfort Ave. – adjacent property caddy corner to the northwest



Adjacent property to the west



Looking at subject property from west side of Haldeman Ave.



Looking at subject property from west side of Haldeman Ave.



Looking from Haldeman Ave. along alley at south side of property



From alley looking towards Haldeman Ave. along south side of property

# Proposed Landscape Plan

A WAIVER FROM LOC SECTION 8.1.1 TO WAIVE THE VEHICULAR AND PARKING ACCESS TO THE SITE FROM THE EXISTING ALLEY.

A WAIVER FROM LOC SECTION 8.1.1.C.1 TO NOT PROVIDE A DOOR ON THE BUILDING FACADE FACING HULDAEM AVENUE.

A WAIVER FROM LOC SECTION 8.1.1.A TO NOT PROVIDE A FIBERGLASS CONNECTION ALONG HULDAEM AVENUE TO THE BUILDING ENTRANCE.

A WAIVER FROM LOC SECTION 18.2.4 TO ALLOW A 12 LBA ALONG THE REAR OF THE PROPERTY.

## REQUESTED VARIANCES:

THE FOLLOWING VARIANCES ARE BEING REQUESTED FOR THE SITE:

VARIANCE FROM LOC SECTION 8.1.1.A TO ALLOW THE BUILDING TO BE CONSTRUCTED MORE THAN FIVE FEET FROM THE HEIGHT OF WAY OF FRANKFORT AVE.

## LANDSCAPE NOTES:

GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.

THE GROUND PLANT OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, ORNAMENTALS, OR TURF.

ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH CHAPTER 10 REQUIREMENTS.

ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10, SECTION 10.2.8 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROGRAM TANKS, DAMPERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES, ETC.

EXISTING TREES AND PLANTS ARE BEING USED TO MEET THE LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR PLANTS ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.

STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.

IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL, INCLUDING UNDER-LANDSCAPE DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERTICAL AND ASSOCIATED TREES WITHIN THE VERTICAL UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERTICAL ASSUMES THE RESPONSIBILITY.

ALL UNLUSHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (14.4) OR REMOVE THE WIDTH OF ANY PLANTED AREA TO LESS THAN A FEET. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLANNING LIGHT POLES SHALL NOT BE IN CONTACT WITH PROPOSED PLANTINGS.

IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTH MOUNDS ARE PROPOSED. THIS IRRIGATION SYSTEM WILL BE DESIGNED TO PROVIDE ADEQUATE WATERING FOR THE PROPOSED PLANT MATERIAL AND LANDSCAPE. THE SYSTEM WILL CONSIST OF SEVERAL WATERING ZONES WITH POP-UP ROTATING HEADS CONTROLLED BY A CENTRAL TIMER. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING.

LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO MAINTAINED THEREAFTER.

## PARKING SUMMARY:

### SHOPPING - TRADITIONAL FORM

MINIMUM 1 SPACE PER 1,000 SQ.FT. OF GROSS FLOOR AREA.  
4,413 BUILDING SQ.FT. MIN. 4 SPACES REQUIRED  
PARKING SPACES PROVIDED: 12 INCL. 1 HC SPACE

## BICYCLE PARKING CALCULATION:

### SHOPPING, BUSINESS OR TRADE

REQUIRED 3 SPACES OR 1% OF REQUIRED PARKING, WHICHEVER IS GREATER.  
A BICYCLE RACK WILL BE INSTALLED AT THE FRONT OF THE BUILDING TO ACCOMMODATE 3 BICYCLES.

## NOTE:

PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, A LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.

## LANDSCAPING SUMMARY:

VEHICULAR USE AREA: 8,890 SQ.FT.  
REQUIRED INTERIOR LANDSCAPING: 187 SQ.FT. (2.1%)  
PROVIDED INTERIOR LANDSCAPING TO MEET LOC: 289 SQ.FT. (3.2%)

STREET TREES ARE REQUIRED ALONG FRANKFORT AVE. AND HULDAEM AVENUE PER LOC CHAPTER 10.4.

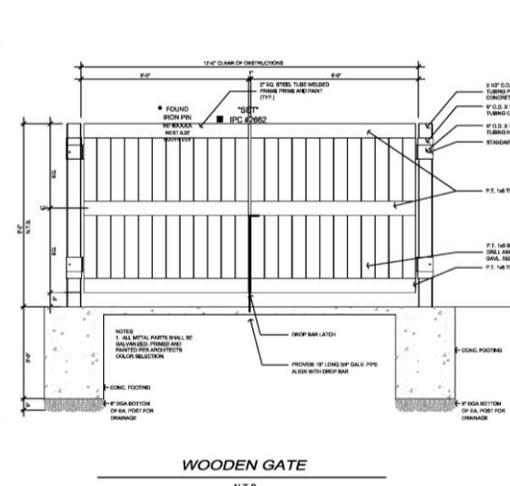
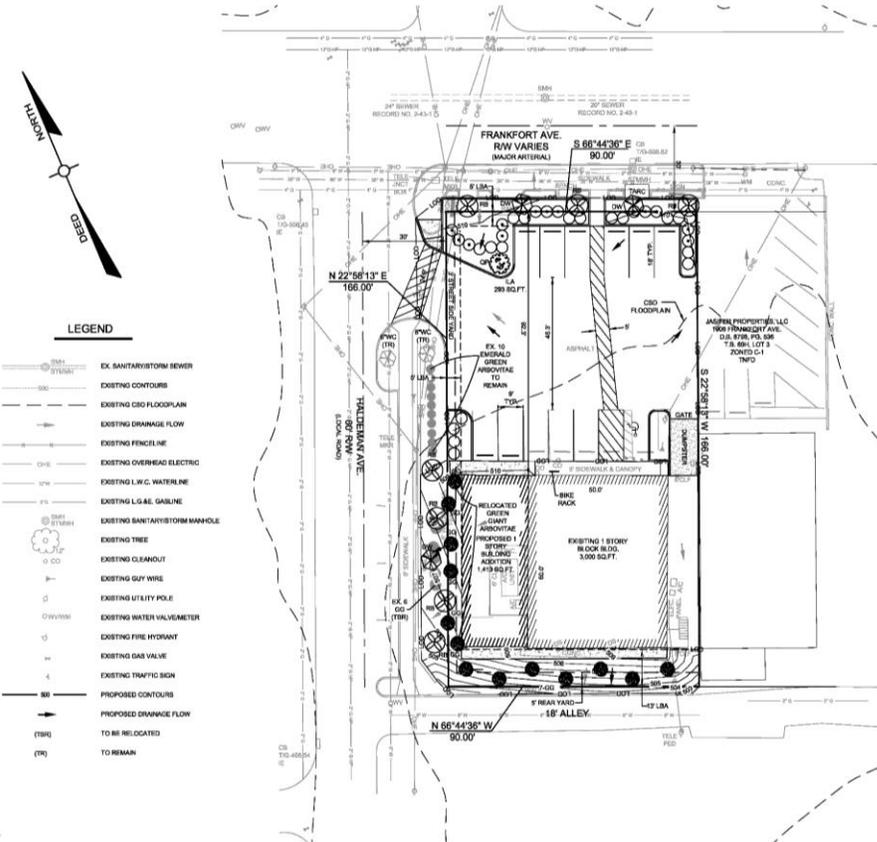
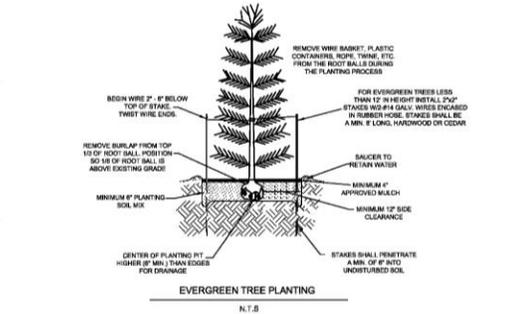
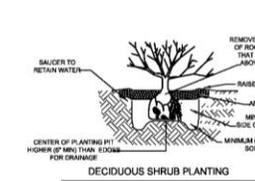
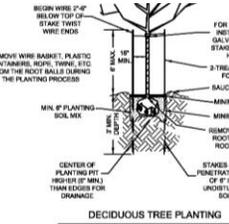
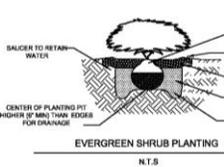
DAMPER TO BE SCREENED PER LOC CHAPTER 10.

- EX. SANITARY/STORM SEWER
- EXISTING CONTOURS
- EXISTING CSIO FLOORPLAN
- EXISTING DRAINAGE FLOW
- EXISTING FENCELINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING I.W.C. WATERLINE
- EXISTING L.G.A.E. GASLINE
- EXISTING SANITARY/STORM MANHOLE
- EXISTING TREE
- EXISTING CLEANOUT
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING WATER VALVEMETER
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING TRAFFIC SIGN
- PROPOSED CONTOURS
- PROPOSED DRAINAGE FLOW
- (TR) TO BE RELOCATED
- (TR) TO REMAIN

## UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT

GC	J	C	THUJA STANDISHII X PLICATA	GREEN GIANT ARBOVITAE	8' TALL
EX TREES					
GC	8	C	THUJA STANDISHII X PLICATA	GREEN GIANT ARBOVITAE	8' TALL (TO BE RELOCATED)
ED	10	C	THUJA OCCIDENTALIS	EMERALD GREEN ARBOVITAE	3' TALL
WC	2	C	PRUNUS PENDULA 'PENDULA ROSEA'	WEEPING CHERRY	8' CAL.
PRO. SHRUBS					
AV	13		TAXUS MEDIA 'DENSIFORMIS'	ANGLOAR YEW DENSIFORMIS	18" HIGH 4" O.C.
BW	18		BUXUS MICROPHYLLA JAPONICA 'WINTERGEM'	WINTER GEM BOXWOOD	18" HIGH 4" O.C.



## SITE DATA

1504 FRANKFORT AVE.  
LOUISVILLE, KY 40208  
D.S. 1586, P.C. 08  
TAX BLOCK 894, LOT 2  
GROSS AREA: 0.384 AC, 16,727 SQ.FT.  
NET ACREAGE: 0.384 AC, 16,727 SQ.FT.  
ZONED C-1  
TRADITIONAL NEIGHBORHOOD FORM DISTRICT  
L-0001-04-0001

NO.	DATE	REVISIONS	DESCRIPTION

9402 Burnam Parkway, Suite 150  
Louisville, KY 40220  
502.677.0060

**CIVIL DESIGN, INC.**  
www.civildesign.com

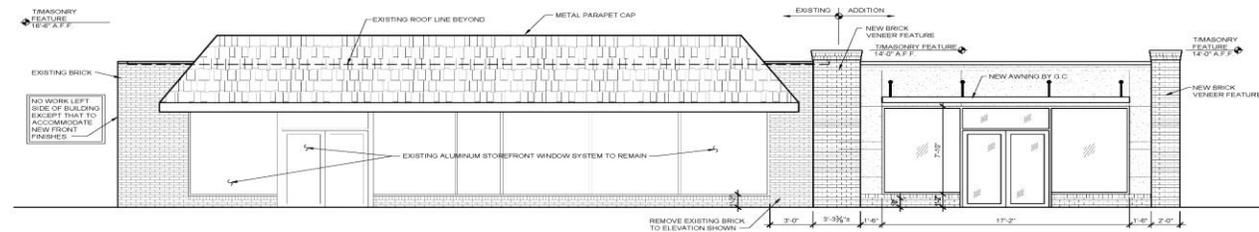
SIGNATURE

**LANDSCAPE PLAN - 1904 FRANKFORT AVE.**  
SHREVE HARY COPP, 1007, LLC  
1504 FRANKFORT AVE.  
LOUISVILLE, KENTUCKY 40208

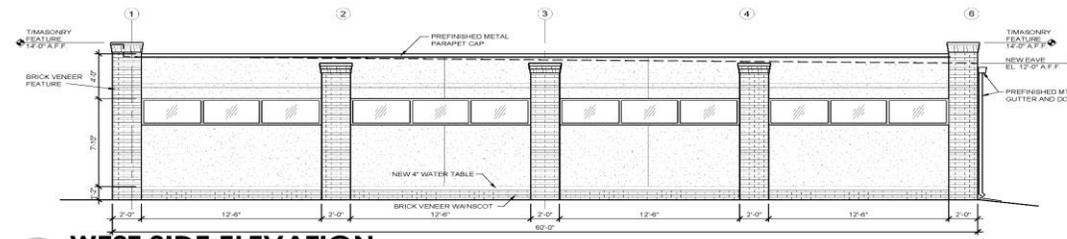
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CHECKED BY: RGS



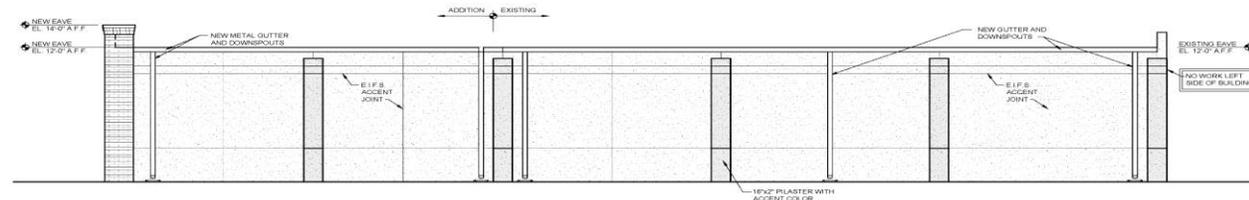
# Building elevations



**1 NORTH SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 WEST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

NO.	REVISIONS

DATE: 6/15/22  
CHKD: JDL  
BY: EJP  
ELEVATIONS

**Existing/Proposed:**

Liquor/Convenient Store

- Proposed building addition 1,413 sq.ft.
- Existing building is 3,000 sq.ft.; resulting in an overall building of 4,413 sq. ft. building
- The existing building will preserve the existing store front as per the Clifton Design Guidelines
- The Certificate of Appropriateness was approved at staff level with conditions on August 12, 2022 – 20-COA-0115.

**Site Considerations:**

- **1 Variance**
  - Variance from LDC Section 5.5.1.A.2 to allow the building to be constructed more than five feet from the right of way of Frankfort Ave. Site was built prior to current zoning regulations
- **5 Waivers**
  - Waiver#1 - from LDC Section 5.5.1.A.3.a to allow the parking lot to be permitted in front of the building. Site was built prior to current zoning regulations
  - Waiver#2 - from LDC Section 5.5.1.A.3.b to waive the vehicular and parking access to the site from the existing alley. Site was built prior to current zoning regulations
  - Waiver#3 - from LDC Section 5.6.1.C.1 to not provide 50% of wall surface to consist of clear windows and door facing Haldeman Ave. Worked with staff to come up with additional design elements, of columns and clerestory windows, and additional landscaping.
  - Waiver#4 - from LDC Section 5.9.2.A.1.b to not provide a pedestrian connection along Haldeman Ave. to the building entrance. Site constraints due to steep slopes along Haldeman Ave.; site has safe pedestrian access from Frankfort Ave.
  - Waiver#5 - from LDC Section 10.2.4 to allow a 13' LBA along the rear of the property. Site was built prior to current zoning regulations