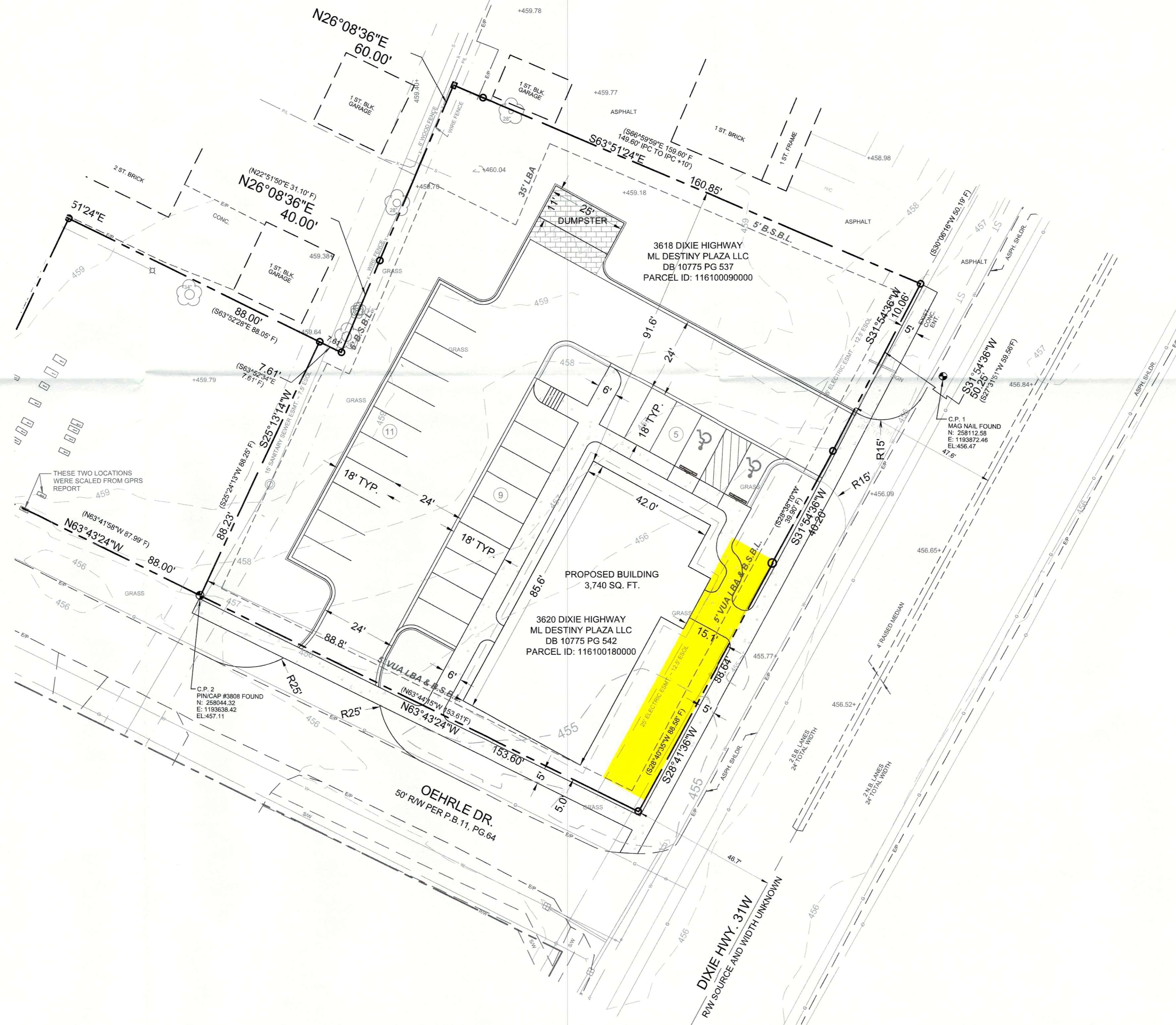




VARIANCE FOR FRONT YARD SETBACK ALONG DIXIE HIGHWAY

REQUIRED: NO MORE THAN 5 FT FROM RIGHT-OF-WAY LINE (PER SECTION 5.5.1)

REQUESTING: 15.1 FT FROM RIGHT-OF-WAY LINE

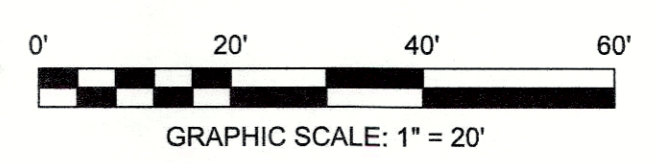


DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C1 - COMMERCIAL	C1 - COMMERCIAL
FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR	TRADITIONAL MARKETPLACE CORRIDOR
PROPOSED USE	LAW OFFICE	LAW OFFICE
TOTAL SITE AREA	N/A	0.86 AC. (28,595 SQ. FT.)
LOT COVERAGE	MAX. FLOOR AREA RATIO = 1.0	TOTAL FLOOR AREA = 3,738 SQ. FT. FLOOR AREA RATIO = 0.13
BUILDING SETBACKS	FRONT: MAXIMUM 5.0' (DIXIE HWY) SIDE: 5.0' (OEHRLE DR.) SIDE: 5.0' (NORTH) REAR: 5.0' (WEST)	FRONT: 15.1' (DIXIE HWY) (VARIANCE TO BE REQUESTED) SIDE: 5.0' (OEHRLE DR.) SIDE: 91.8' (NORTH) REAR: 88.8' (WEST)
TOTAL PARKING	MINIMUM: 7 SPACES 1 SPACE PER 500 SF OF BUILDING MAXIMUM: 19 SPACES 1 SPACE PER 200 SF OF BUILDING	2 ADA SPACES PROVIDED 25 TOTAL SPACES PROVIDED* *WAIVER TO BE REQUESTED
LANDSCAPE PLAN	SEE SHEET L1	SEE SHEET L1
DRAINAGE PLAN	SEE SHEET C3	SEE SHEET C3
TRAFFIC STUDY	N/A	N/A
SITE ACCESS	PER CITY OF LOUISVILLE & KY DEPT. OF TRANSPORTATION	1 ACCESS ON DIXIE HWY 31W 1 ACCESS ON OEHRLE DR.

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	MAXIMUM: 1.0	0.13
BUILDING AREA	N/A	3,738 SQ. FT.
BUILDING HEIGHT	N/A	1 STORY

LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	IRON PIN FOUND
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING STORM SEWER
	EXISTING OVERHEAD LINE
	EXISTING GAS
	EXISTING FENCE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MANHOLE
	EXISTING STORM SEWER CURB INLET
	EXISTING LIGHT POLE
	EXISTING POLE
	EXISTING ANCHOR
	EXISTING SIGN
	EXISTING TREE



REVISIONS

HUGHES AND COLEMAN
3618 AND 3620 DIXIE HIGHWAY
SHIVELY, KY 40216

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 786-9445

JOB NUMBER:
DATE: 12-20-2018
SCALE: 1" = 20'
DRAWN: K. CARDWELL
CHECKED: B. SHIRLEY
FILE PATH:
Z:\SITE\DEV\EX1-VARIANCE EXHIBIT

EX1
VARIANCE
EXHIBIT



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PLANNING &
DESIGN SERVICES