

Description

Owner/Developer: McKree Properties, LLC
 11400 Seatonville Rd.
 Louisville, Ky 40291

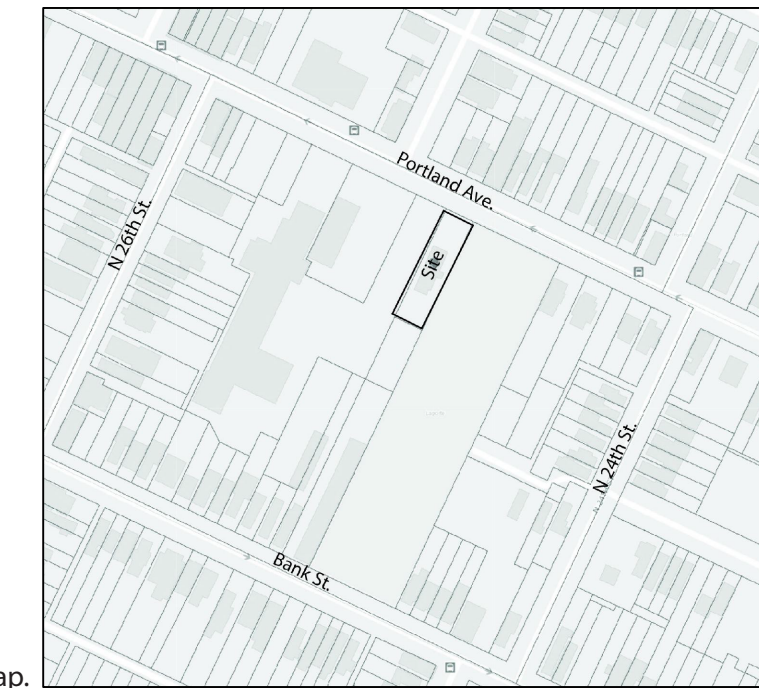
Engineer: NA
 Site Address: 2430 Portland Avenue
 40212

Tax Block and Lot #: 02-004C-0065-0000
 Zoning: UN
 Zoning of Adjacent Properties: R6/C1; UN; C2;
 UN; UN; UN.

Existing Use: Residential
 Proposed Zoning District and Existing Form District: C1; Traditional Neighborhood
 Proposed Use: Office Space and Art Gallery/Studio

Trash: Roll cans wheeled to sidewalk for metro collection—storage location marked on map. Space for 4 cans.

Plan Date: Fall 2021
 Revision Date: NA



Vicinity Map
 (No Scale)

Project Plan

Gross Building Footprint Area: 2,277SF
 Gross Floor Area of Buildings: 2,277SF
 Net and Gross Acreage of Site: .23280 Acres
 Height of Structure: 38'
 Off-Street Loading Areas: NA
 Accessory Building: NA
 ILA/VUA: NA
 Landscape Buffers: Waiver requested**
 Parking Calculations: *No Parking Required Due to Age of Property: over 50 Years Old*
 Set Backs: NA
 Net and Gross Density and Number of Dwelling Units: *NA-- No Dwelling Units*
 Dimensions of Parking Spaces: *NA-- no parking required*
 Signage: Small monument sign with Business Name/Address in compliance with Ch. 8 of Land Development Code.
 *ADA Accessibility Ramp: Location only, not to scale—from back patio to side door.
 **Waiver Requested: A waiver has been requested from LDC 10.2.4 to omit the Landscape buffer areas and planting requirements at property boundaries
 Landscape Buffer:

MSD

Permeable: 3303.81SF
 Impermeable: 7152.25SF
NO SITE WORK PROPOSED WITH THIS ZONING APPLICATION.

Site Info

ADJACENT PROPERTY OWNERS	ADDRESS	DEED BOOK/PAGE	ZONING
A.Louisville/Jefferson County Metro Government	2420 Portland Ave	Exempt	Exempt
B.Mathis Brothers, LLC	2531 R Bank Street	7998	654
C.Portland Depot, LLC	2508 Portland Ave	11693	363
D.Jerry and Norma Thomas	2431 Portland Ave	5686	185
E.Bennu Rowan, LLC	2429 Portland Ave	11825	320
F.Gemma Properties, Limited Liability Company	2426 Portland Ave	11334	853

