

# *Stony Brook Office Townhomes*

## *REZONING FROM R4 TO OR1 (18zone1089)*



**OWNER/DEVELOPER**  
Stonybrook LLC

**CHRIS CRUMPTON, P.E.**  
CIVIL ENGINEER  
(502) 292-9288

**KYLE GALLOWAY, ESQ**  
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(502) 614-6970

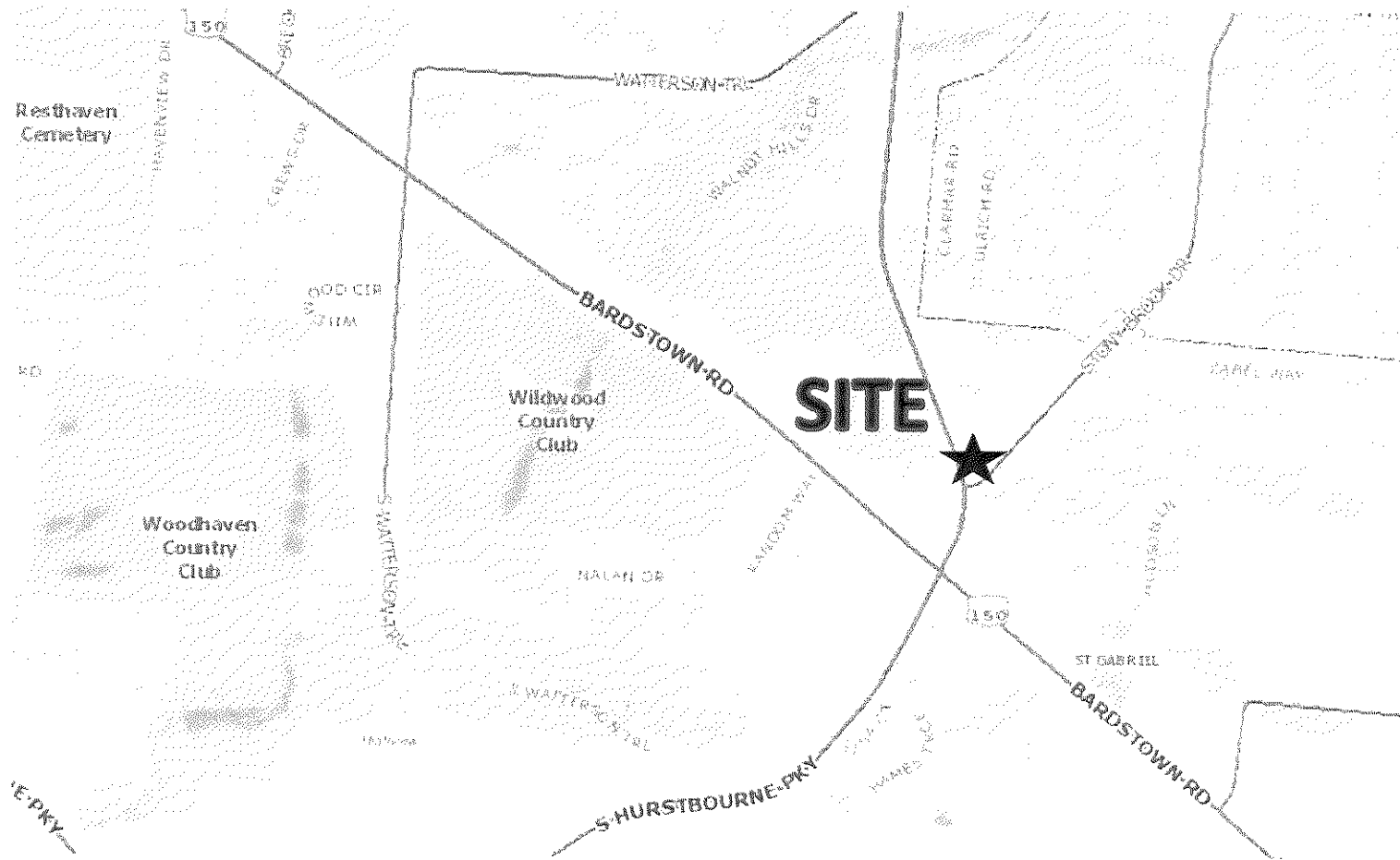
### **STONY BROOK WORK/LIVE DEVELOPMENT**

5206 STONY BROOK DRIVE  
LOUISVILLE, KY 40291

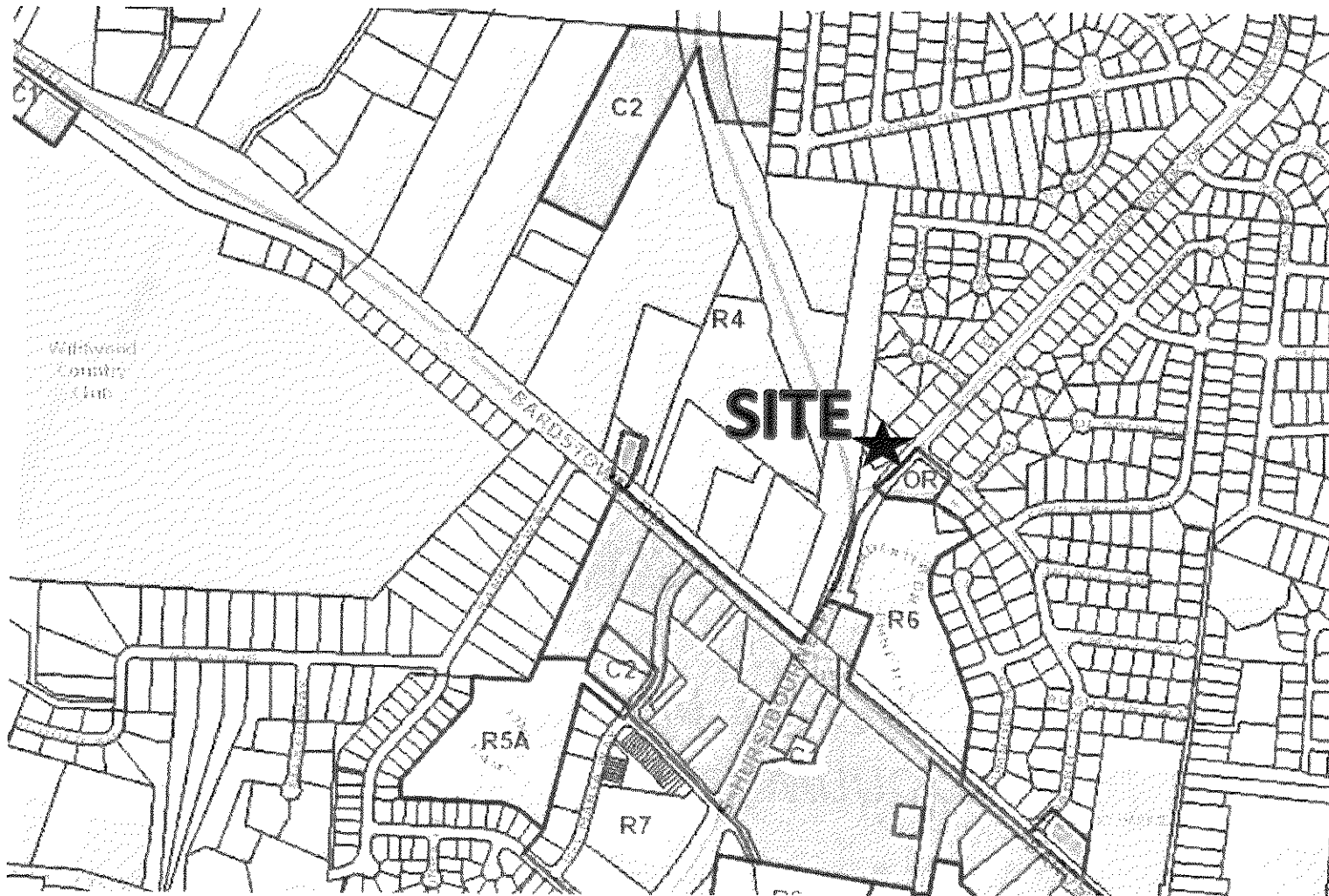
BLUESTONE ENGINEERS  
ONE WORLD ARCHITECTURE



# Stony Brook Office Townhomes (MAP) REZONING FROM R4 TO OR1 (18zone1089)



# *Stony Brook Office Townhomes (ZONING) REZONING FROM R4 TO OR1 (18zone1089)*



*Stony Brook Office Townhomes (AERIAL)  
REZONING FROM R4 TO OR1 (18zone1089)*



# *Stony Brook Office Townhomes REZONING FROM R4 TO OR1 (18zone1089)*

## **PROJECT INFORMATION**

- ***REZONING FROM R-4 TO OR-1 (Office/Residential)***
- ***TOTAL PROJECT AREA = 0.83 ACRES***
- ***8 OFFICE TOWNHOMES @ 1200 SF EACH = 9,600 SF***
- ***WORK/LIVE OPTION***
- ***RETAINING TREE CANOPY AREAS***
- ***BUILDING FACADES UPGRADED FOR COMMERCIAL LOOK***
- ***PARKING REQUIRED 28 SPACES, 24 ONSITE PLUS 13 OFFSITE***
- ***PUBLIC WORKS REQUIREMENT OF RIGHT-IN & RIGHT-OUT***
- ***PROTECTING FRONT FLOODPLAIN AREA AND PROVIDING COMPENSATION***

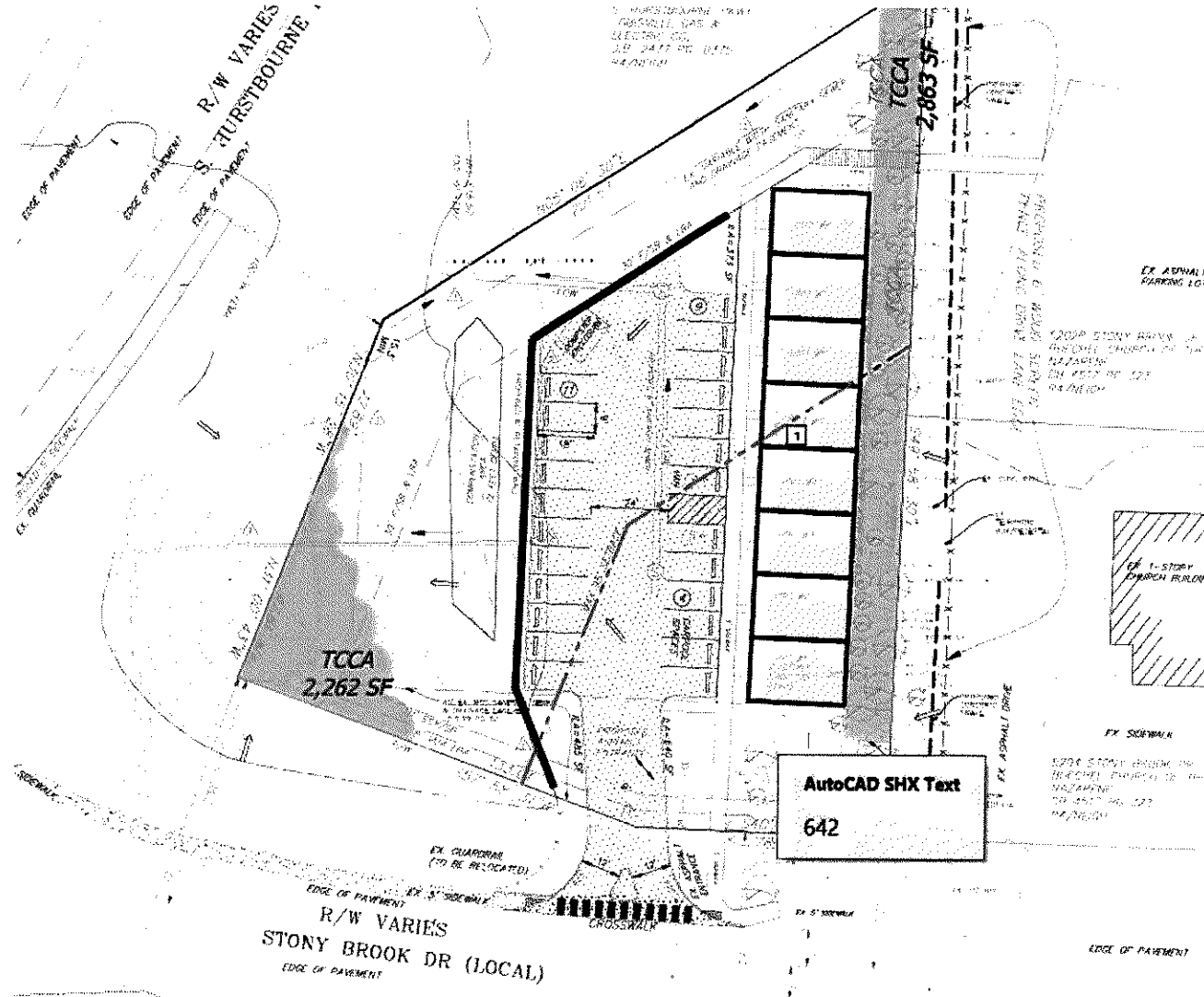


*Stony Brook Office Townhomes*  
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**VARIANCE REQUEST:**

- 1. VARIANCE to reduce the MAXIMUM FRONT YARD SETBACK FROM 75' TO 131' to allow for proposed buildings to angle along the rear property line, due to the irregular shape of the lot, and since the front of the lot is existing floodplain.***

# Stony Brook Office Townhomes REZONING FROM R4 TO OR1 (18zone1089)



# Stony Brook Office Townhomes REZONING FROM R4 TO OR1 (18zone1089)





*Stony Brook Office Townhomes (FRONT VIEW)  
REZONING FROM R4 TO OR1 (18zone1089)*



*Stony Brook Office Townhomes (FRONT)  
REZONING FROM R4 TO OR1 (18zone1089)*



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*Stony Brook Office Townhomes (SIDE)*  
**REZONING FROM R4 TO OR1 (18zone1089)**



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**ONE WORLD ARCHITECTURE**



*Stony Brook Office Townhomes (CHURCH)  
REZONING FROM R4 TO OR1 (18zone1089)*



*Stony Brook Office Townhomes (DAYCARE)  
REZONING FROM R4 TO OR1 (18zone1089)*



*Stony Brook Office Townhomes (STONY BROOK DR)  
REZONING FROM R4 TO OR1 (18zone1089)*



*Stony Brook Office Townhomes (AT HURSTBOURNE)  
REZONING FROM R4 TO OR1 (18zone1089)*



*Stony Brook Office Townhomes (LGE EASEMENT)  
REZONING FROM R4 TO OR1 (18zone1089)*





*Stony Brook Office Townhomes (SIDE CHURCH)  
REZONING FROM R4 TO OR1 (18zone1089)*



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