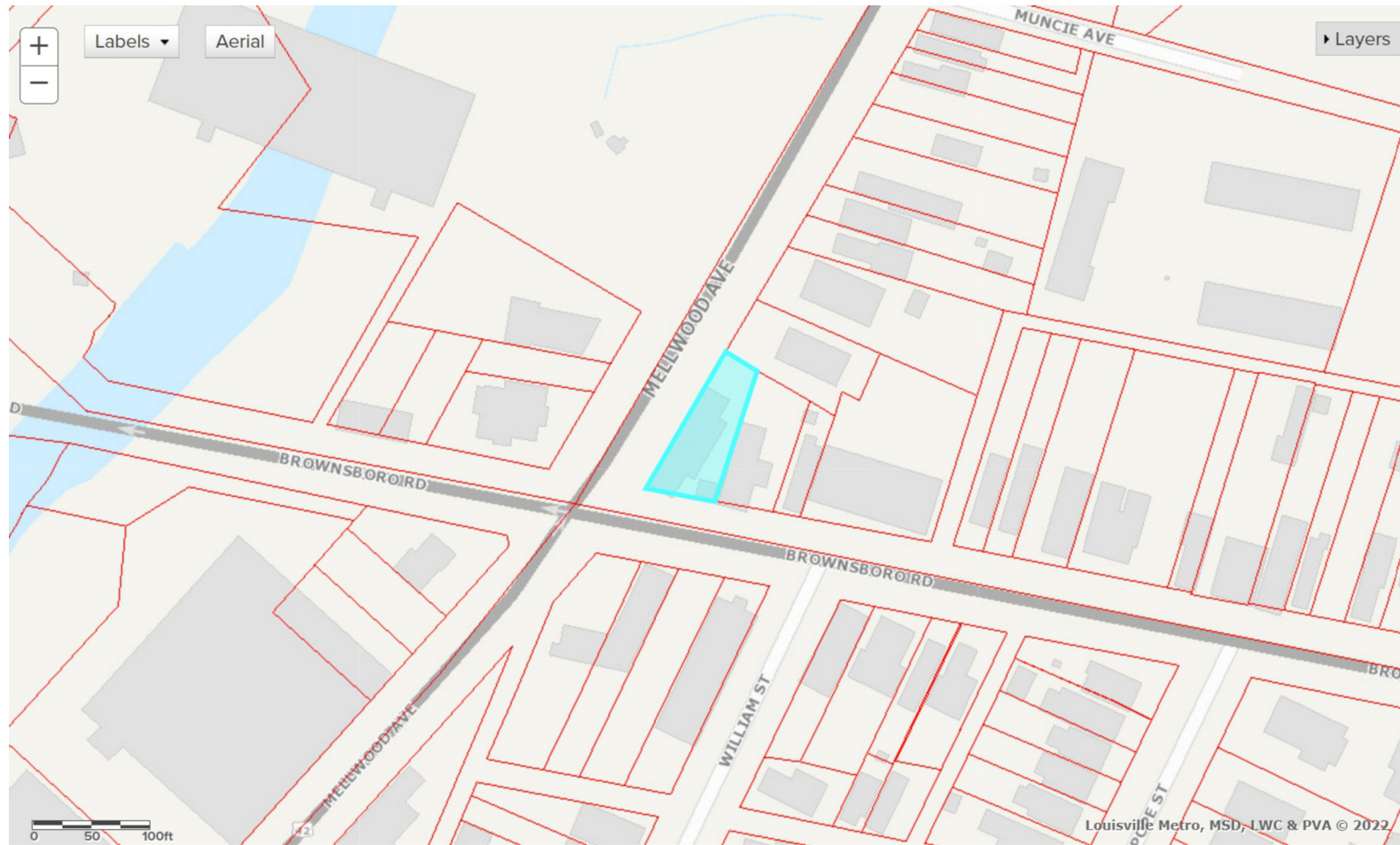


MELLWOOD TAVERN
1801 BROWNSBORO RD
LOUISVILLE, KY 40206

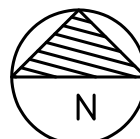
ZONING CHANGE
23-ZONE-0002
REVISED APRIL 18, 2023

PREPARED FOR:
PATRICK GREGORY

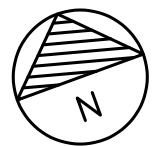
PREPARED BY:
ARCHITECT
CONCEPT ARCHITECTS LLC
502-494-6221



LOJIC MAP
SCALE: N.T.S.

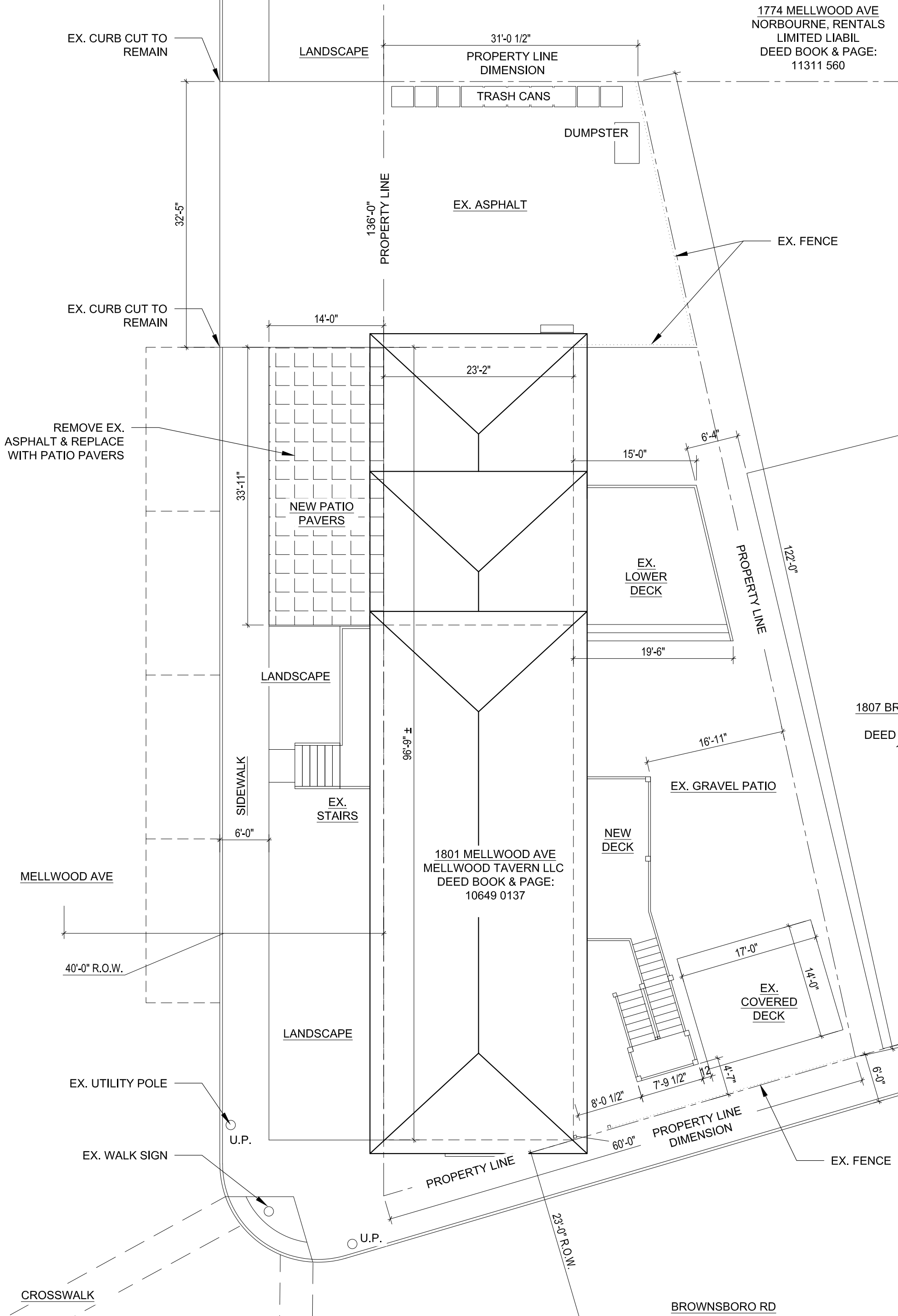


1 SITE PLAN
SCALE: 3/32" = 1'-0"



DESCRIPTION
OWNER: MELLWOOD TAVERN LLC
1707 ASHFIELD LN
LOUISVILLE KY 40220-1576
ARCHITECT: CONCEPT ARCHITECTS
1621 WINDSOR PL, LOUISVILLE KY 40204
PROJECT ADDRESS:
1801 BROWNSBORO RD, LOUISVILLE KY 40206
PARCEL ID: 088A00010000
DEED BOOK: 10649 PAGE: 0137
EXISTING ZONING: C1
PROPOSED ZONING: C2
ADJACENT PROPERTY ZONING:
C1, C2 & M2
FORM DISTRICT: TRADITIONAL
MARKETPLACE CORRIDOR
EXISTING USE: TAVERN
PROPOSED USE: TAVERN

PROJECT PLAN
EXISTING 2.5-STORY
GROSS FOOTPRINT AREA - 2,240 SF
GROSS BUILDING FLOOR AREA - 5,438 SF
GROSS & NET ACRES 0.1323
BUILDING HEIGHTS
EXISTING BUILDING - ±33'-0"
PARKING CALCULATIONS
REQUIRED - 0 SPACES
EXISTING - 2 SPACES 9'X18'
ON-STREET - 4 SPACES 9'X20'
TOTAL PARKING - 6 SPACES
MIN 15'-0" FRONT YARD SETBACK
3'-0" SIDE YARD SETBACK
5'-0" REAR YARD SETBACK
DENSITY - 0 DWELLING UNITS
SITE DISTURBANCE
• NEW DECK & EXIT STAIR - >90 SF
SITE NOTE: ALL SIDEWALKS TO BE
BROUGHT TO CURRENT ADA METRO
STANDARDS



BROWNSBORO RD

1800 BROWNSBORO RD
ARMAN, FIROOZ
DEED BOOK & PAGE:
12396 798

1800 BROWNSBORO RD
ARMAN, FIROOZ
DEED BOOK & PAGE:
12396 798

1806 BROWNSBORO RD
ARMAN, FIROOZ
DEED BOOK & PAGE:
12396 798

1765 MELLWOOD AVE
DW, RENTALS LLC
DEED BOOK & PAGE:
9063 0018

1769 MELLWOOD AVE
DW, RENTALS LLC
DEED BOOK & PAGE:
9063 0018

1771 MELLWOOD AVE
HASKEN PROPERTIES
DEED BOOK & PAGE:
9056 0179

1774 MELLWOOD AVE
NORBOURNE, RENTALS
LIMITED LIABIL
DEED BOOK & PAGE:
11311 560

1807 BROWNSBORO RD
XVI, LLC
DEED BOOK & PAGE:
11957 296