NOTES

1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS, RIGHT-OF-WAYS, EASEMENTS IF ANY, WHETHER SHOWN OR NOT.
3. THE EXISTING BUILDINGS, DRIVEWAY AND IMPROVEMENTS ARE TO BE UNDISTURBED.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0042E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

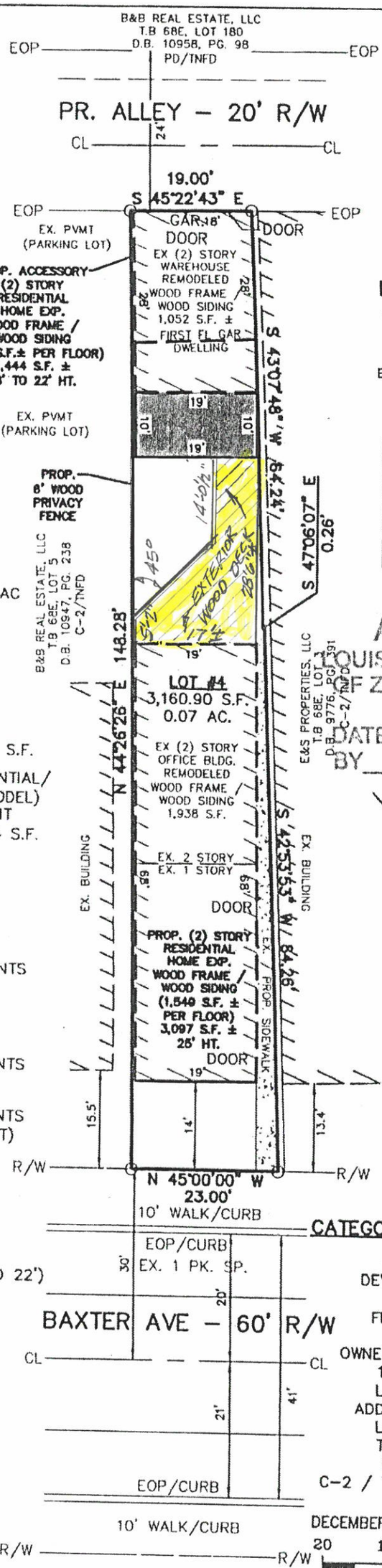
SITE DATA

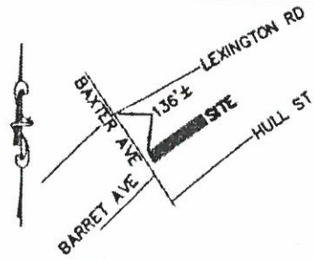
SIZE:	3,106.90 S.F. / 0.07 AC
EX. ZONING:	C-2
EX. FORM DIST.:	TNFD
PROP. ZONING:	UNCHANGED
PROP. FORM DIST.:	UNCHANGED
EX. USE/S.F.:	OFFICE/1,938 S.F. STORAGE BLDG./1,052 S.F.
PROP. USE/S.F.:	SINGLE FAMILY RESIDENTIAL/ 3,097 S.F. (EXP./REMODEL) ACCESSORY APARTMENT (EXP./REMODEL)/1,444 S.F.
TOTAL SIZE:	4,541 S.F.
FLOOR AREA RATIO:	0.73 (1.0 MAX.)
MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MIN. FRONT YARD:	PER INFILL REQUIREMENTS
MIN. ST. SIDE YARD:	3' (N/A)
MAX. FRONT SETBACK:	PER INFILL REQUIREMENTS
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	PER INFILL REQUIREMENTS
PARKING REQ.	2 SPACE (1 SP. / UNIT)
PARKING MAX:	3 SPACE
PARKING PROVIDED:	1 STREET SPACE & 1 GAR SPACE 2 TOTAL
MAX. BLDG. HT.:	45' FT. OR 3 STORIES (PROVIDED 25' HT. AND 22')

VARIANCE REQUEST(S):

APPROVED PER CASE # 20-VARIANCE-0096

LAND DEVELOPMENT CODE INFILL DEVELOPMENT REGULATIONS SECTION 5.4.1.D.3. "TRADITIONAL FORM DISTRICTS / PRIVATE YARD AREA" TO ALLOW FOR THE PRIVATE YARD AREA BE REDUCED FROM 20% TO 18%.





LOCATION MAP

NOT TO SCALE

LEGEND

	PROPERTY CORNERS CALCULATED
R/W	RIGHT-OF-WAY
EOP/CURB	EDGE OF PAVEMENT/CURB
CL	CENTERLINE OF PAVEMENT
EX.	EXISTING
FND	FOUND
	EX. BULDING
	PROP. CONC.
	PROP. BLDG. EXPANSION
	PROP. BLDG.

APPROVED:
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT
DATE 12/29/2020
BY JB Case #20-VARIANCE-0096
Front yard denied
Side yard approve

CATEGORY 2A DEVELOPMENT & VARIANCE PLAN

DEVELOPER: BRUBYU, LLC
95 JIM'S COURT
FISHERVILLE, KY 40023
502.356.7385
OWNER: ERW REVOCABLE TRUST
1156 BARDSTOWN RD.
LOUISVILLE, KY 40204
ADDRESS: 437 BAXTER AVE.
LOUISVILLE, KY 40204
T.B. 058E, LOT 0004,
D.B. 11704, PG. 761
C-2 / TRADITIONAL NEIGHBORHOOD FORM DISTRICT
DECEMBER 24, 2020, SCALE 1"=20'

20 10 0 20

STATE OF KENTUCKY
R.L. ROSENBAUM, JR.
2600
LICENSED PROFESSIONAL LAND SURVEYOR

2-10-21
12-29-20

R L Rosenbaum

CASE #20-VARIANCE-0096

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747