

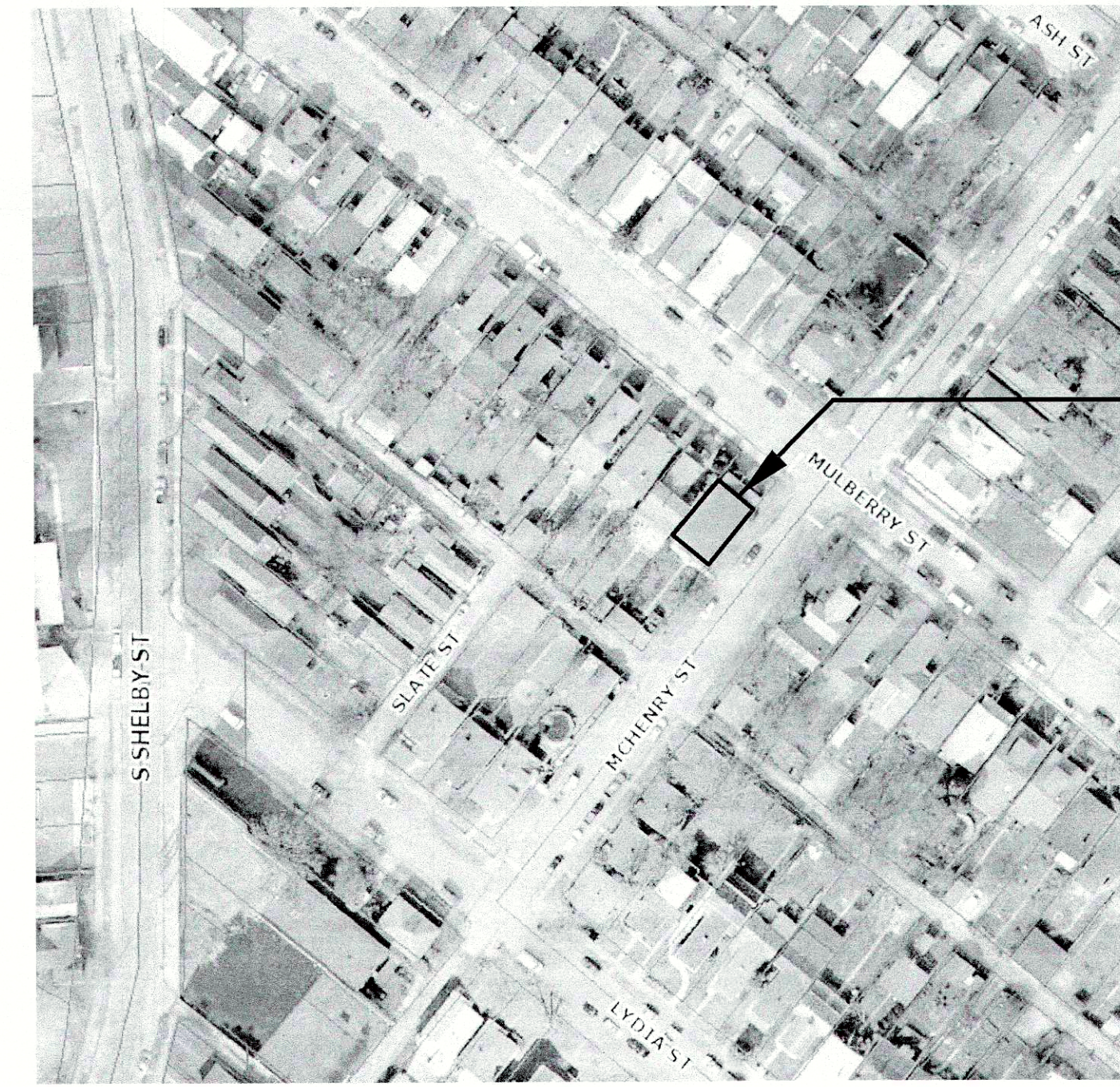
ZONING CHANGE FROM R6 TO OR1

SCOPE: SIGNAGE ONLY

NO PROPOSED SITE WORK.
NO ALTERATIONS TO EXISTING STRUCTURES.

WAIVER OF SECTION 10.2.4

NOT TO PROVIDE REQUIRED 15'-0" PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG WESTERN PROPERTY LINE.



PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 1-3-17

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*

DATE: *01/04/18*

LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

PREPARED FOR:
Kimberly Curran
'Massage is Healing for Everyone'
Massage Therapy Business

Building Owner: Kimberly Curran
842 Mulberry Street
Louisville, KY 40217
502.494.6509

PROJECT LOCATION:
842 Mulberry Street
Louisville, KY 40217

PREPARED BY:
FOXWORTH ARCHITECTURE PLLC
Mark Foxworth AIA, LEED AP
903 Lydia Street
Louisville, KY 40217
502.418.6270

FOXWORTH ARCHITECTURE PLLC

903 LYDIA STREET
LOUISVILLE, KY 40217
Phone: 502.418.6270
Email: mfoxworth@foxworth-arch.com

PROJECT DESCRIPTION

CHANGE OF ZONING FROM R6 TO OR1 TO ALLOW FOR PROPOSED EXTERIOR SIGNAGE FOR 'MASSAGE IS HEALING FOR EVERYONE' MASSAGE THERAPY BUSINESS.

WAIVER OF SECTION 10.2.4 NOT TO PROVIDE REQUIRED 15'-0" LANDSCAPE BUFFER AT WESTERN EDGE OF PROPERTY.

NO SITE WORK.

NO ALTERATIONS TO EXISTING STRUCTURES.

ZONING

OWNER: KIMBERLY CURRAN
ADDRESS: 842 MULBERRY STREET
LOUISVILLE, KY 40217
PARCEL ID: 026A00270000
PARCEL LRSN: 103289

CURRENT ZONING: R6
PROPOSED ZONING: OR1

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
LOT ACREAGE: 0.10190

ADJOINING PROPERTY: 840 MULBERRY STREET
OWNER: DANNY L GRITTON,
ZONING: R6 ; ACROSS STREET PROPERTIES: R6.

WAIVER OF SECTION 10.2.4 NOT TO PROVIDE REQUIRED 15'-0" LANDSCAPE BUFFER AT WESTERN EDGE OF PROPERTY.

PARKING REQUIREMENT

RESIDENTIAL AREA = 1077 SQUARE FEET
HOME BUSINESS AREA = 300 SQUARE FEET

RESIDENTIAL:

MINIMUM: (1) SPACE / DWELLING.
MAXIMUM: (3) SPACES / DWELLING.
(1) SPACE PROVIDED.

MESSAGE THERAPY OFFICE:

MINIMUM: (1) / 350 SF = (1) SPACE.
MAXIMUM: (1) / 100 SF = (3) SPACES.

TOTAL MINIMUM: (2) SPACES
TOTAL MAXIMUM: (6) SPACES
(4) ON STREET PARKING PROVIDED.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- OUTLINE OF EXISTING STRUCTURE
- x - x - x - EXISTING FENCE
- == CURB
- MSD FLOW DIRECTION

MARK J. FOXWORTH, AIA, LEED AP, ARCHITECT

REGISTERED ARCHITECT

NO. 6991

COMMONWEALTH OF KENTUCKY

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CURRAN RESIDENCE AND 'MASSAGE FOR HEALING' MESSAGE THERAPY BUSSINESS

842 MULBERRY STREET
LOUISVILLE, KENTUCKY 40217

SITE PLAN

REVISION DATE:

drawn by: MF
11 DECEMBER 2017

A1.0

17P22