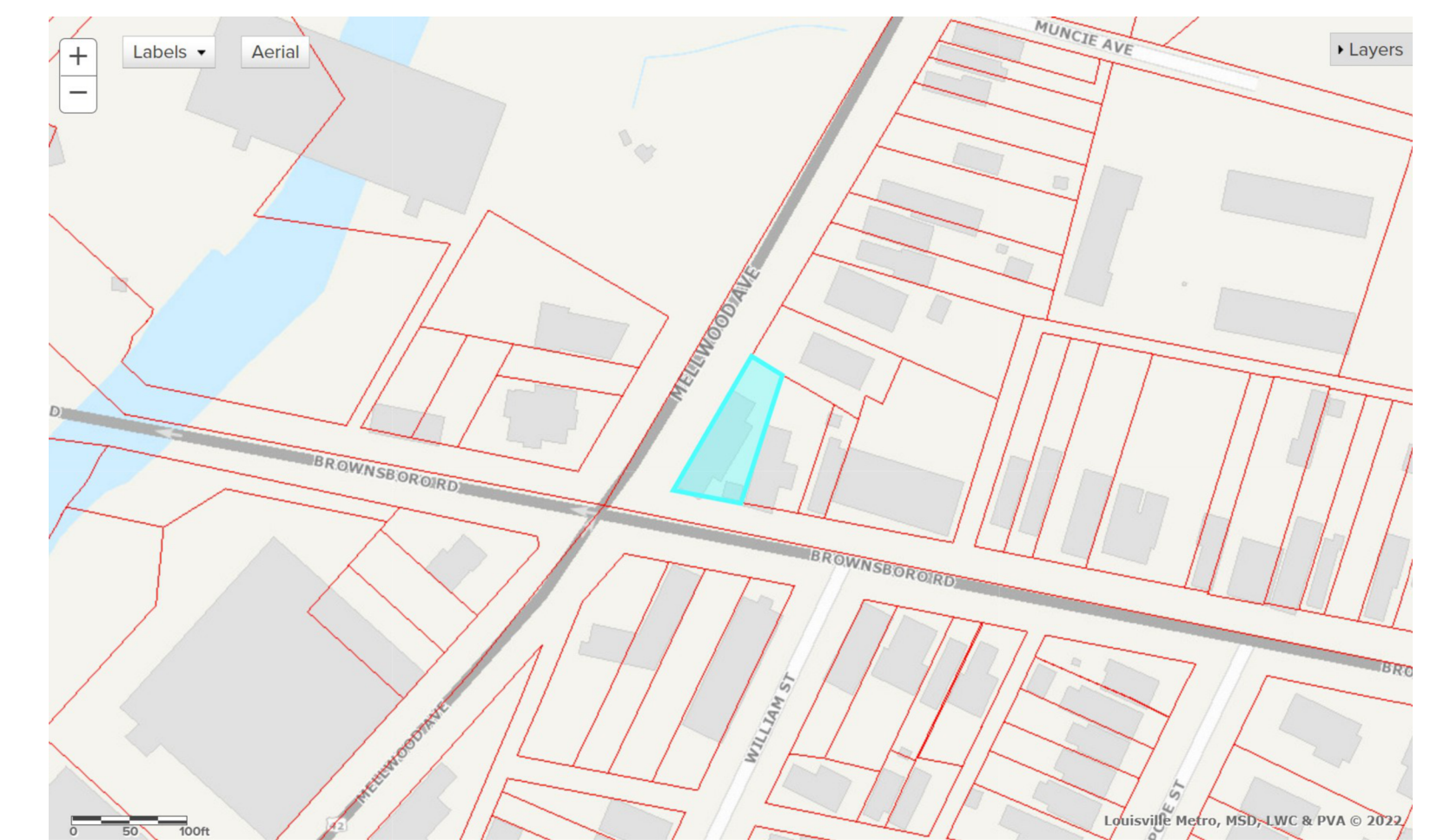


MELLWOOD TAVERN
1801 BROWNSBORO RD
LOUISVILLE, KY 40206

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

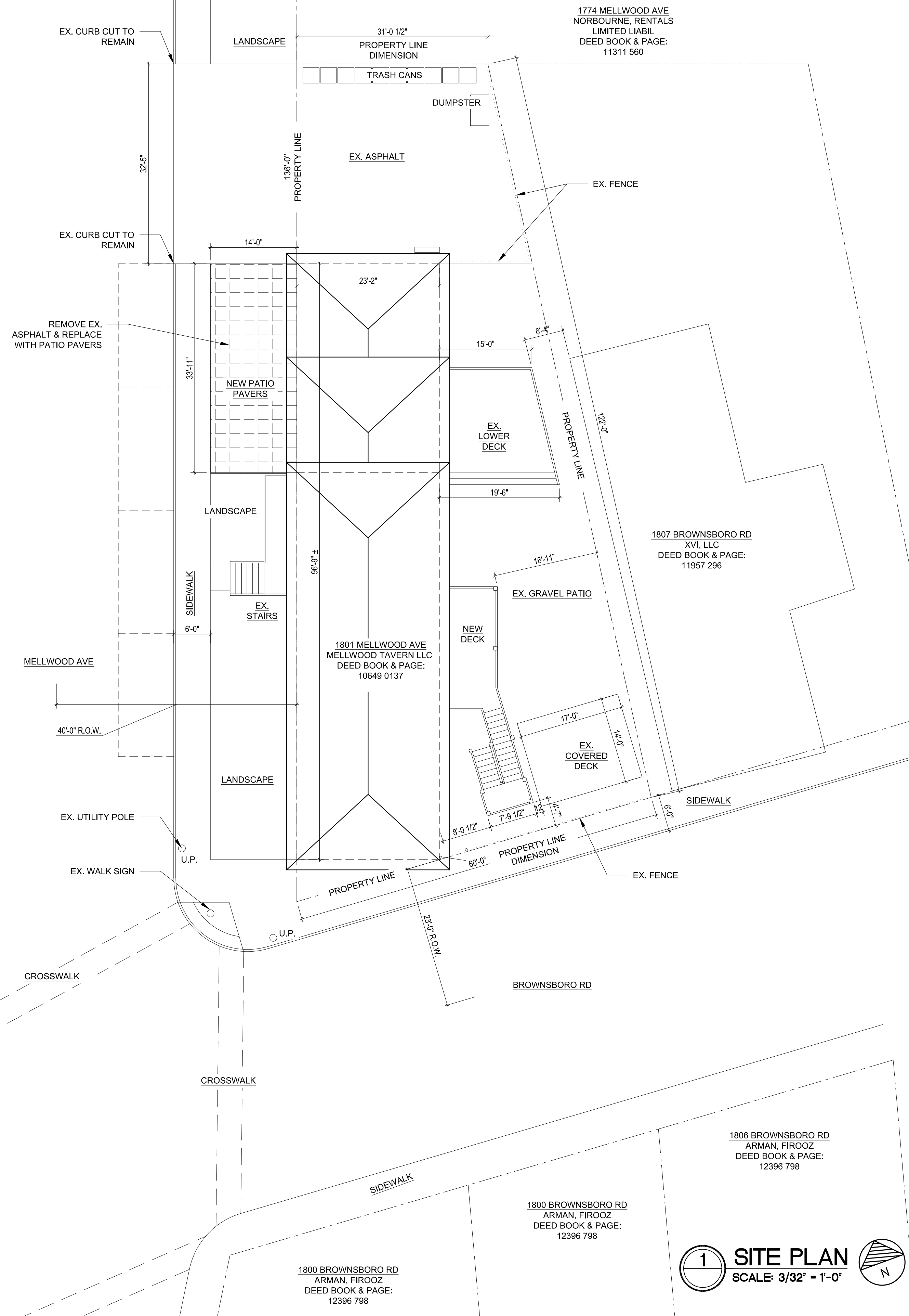
PREPARED FOR:
PATRICK GREGORY

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



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
 MLN 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



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

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

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

1801 MELLWOOD AVE
 MELLWOOD TAVERN LLC
 DEED BOOK & PAGE:
 10649 0137

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