

2728, 2730, 2732 S 3rd St

Revised Development Plan

Jacob Guhy

Lewis Ventures LLC & Lewis Capital Holdings LLC

6844 Bardstown Rd #919

Louisville, KY 40291

Overview

Proposing new construction of (3) individual single family homes on the (3) adjacent lots located at 2728, 2730, & 2732 S 3rd St. The lots are currently held to a binding development plan from 1984 when the lots were rezoned for a parking lot. The 3 lots have been operating as an asphalt parking lot since then.

The new development plan would allow for the construction of (3) individual 20' W x 45' L single family homes that would have the proper setbacks and meet all land development code requirements. The proposed plans are in line with surrounding development and would be a great addition to the area.

The front access to the lots off of 3rd St will be removed and the accesses will be solely off the rear alley. The side and front sidewalks in the public right of way will remain. Each lot will have dedicated parking in the rear with privacy fencing around it.

Below are pictures of the current lots and proposed renderings.

Floor plans and site plan are included in the application.

