



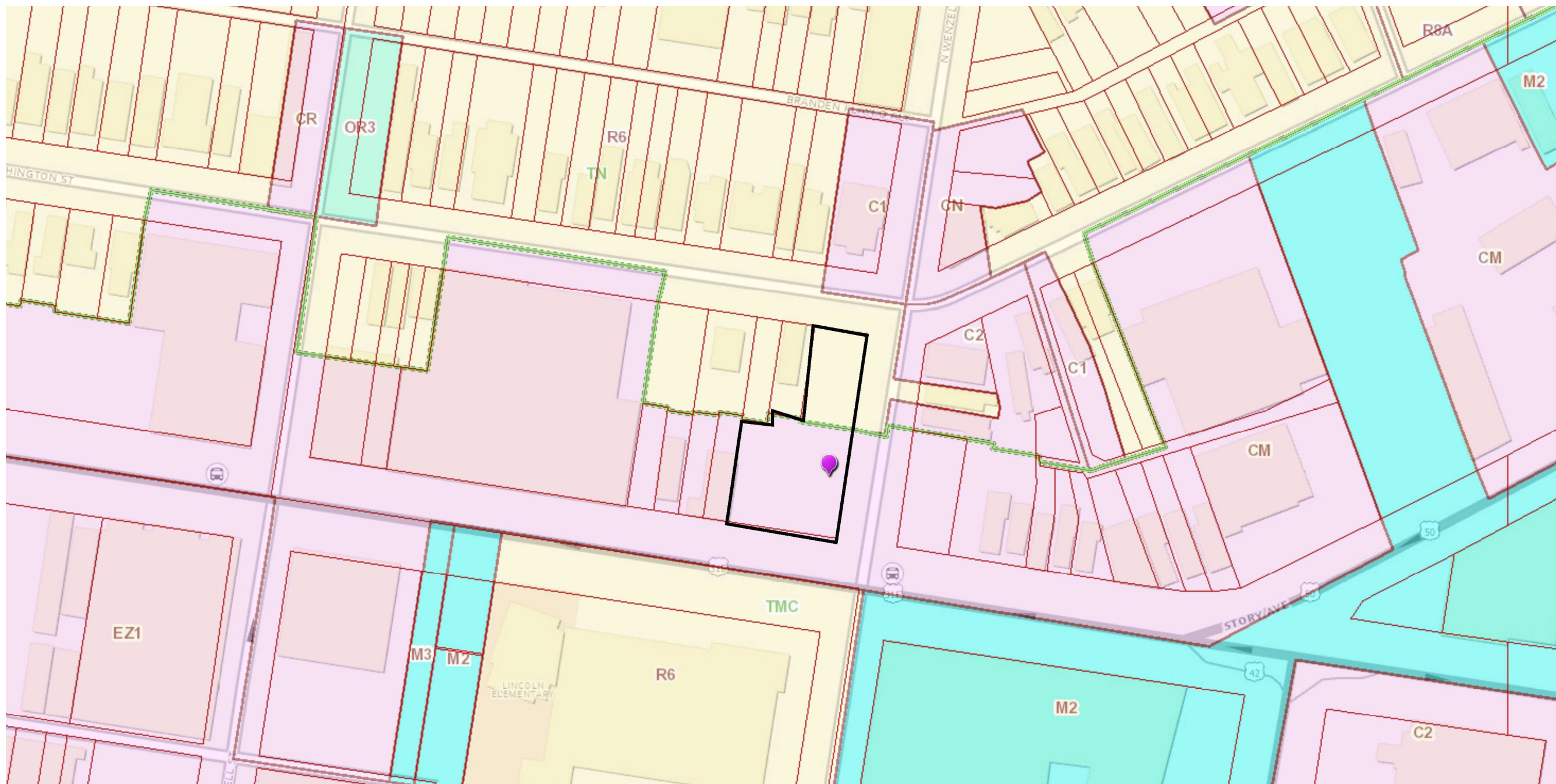
941 E Main St

24-ZONE-0132/25-Waiver-0026

Zone Change

Planning Commission

Tanner Nichols | 5/29/25





1997 Historic Lojic Aerial



1983 Historic Aerial



1971 Historic Aerial











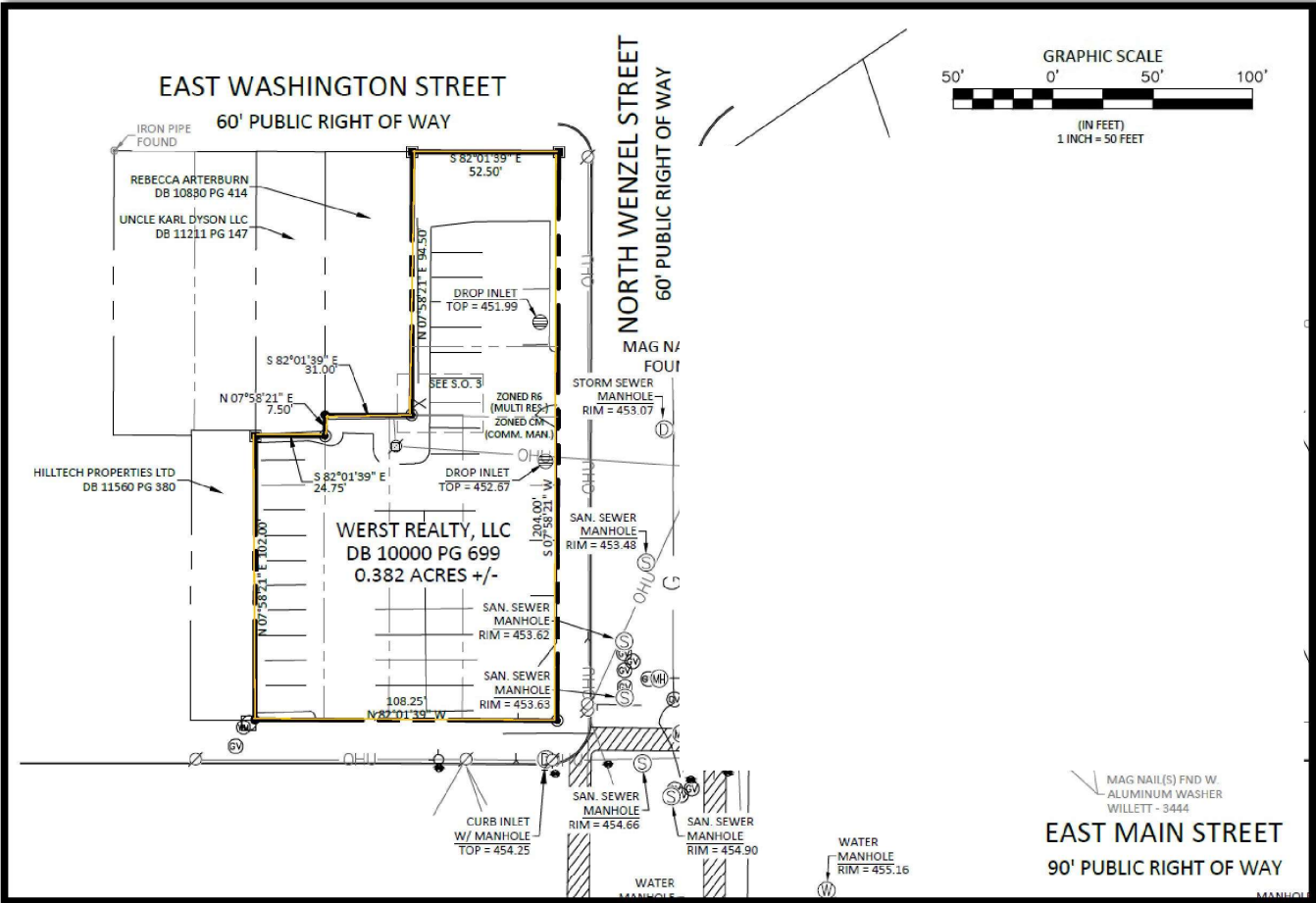
Site Data:

Current Zoning: R-6 Multi-family residential
CM Commercial Manufacturing
Proposed Zoning C-2 Commercial
Form District Traditional Neighborhood
Traditional Marketplace Corridor
Proposed Use Parking Lot
Current Use Parking Lot
Site Area 0.382 Acres

Property Owner: Main Plumb, LLC.
Primary Address: 10602 Timberwood Cir (Suite 13)
Deed Book and Page:: DB 12769 PG 633

Parking Spaces Provided: 42 spaces

No new construction being proposed,



Received February 11th, 2025

Planning & Design

24-ZONE-0132

60' PUBLIC RIGHT OF WAY

UNCLE KARL DYSON LLC
DB 11211 PG 147

OPERTIES LTD
11560 PG 380

WERST REALTY, LLC
DB 10000 PG 699
0.382 ACRES +/-

05:46 F.I.T.

— $\frac{\text{DROP INLET}}{\text{TOP}} = 451.99$

S 82°01'39" E
31.00'

N 07°58'21" E
7.50'

SEE S.O. 3

ZONED R
(MULTI RE
ZONED C
(COMM. MA

DROP INLET
TOP = 452.67

STORM SEWER
MANHOLE
RIM = 453.07

SAN. SEWER
MANHOLE
RIM = 453.48

— SAN. SEWER
MANHOLE
— RIM = 453.62

SAN. SEWER
MANHOLE
RIM = 453.63

NORTH WENZEL STREET
60' PUBLIC RIGHT OF WAY

MAG NAIL
FOUND



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thank you

