

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *James W. Stal*
DATE: *5/25/23*
LOUISVILLE / JEFFERSON COUNTY
METRO PUBLIC WORKS

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

MIN 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

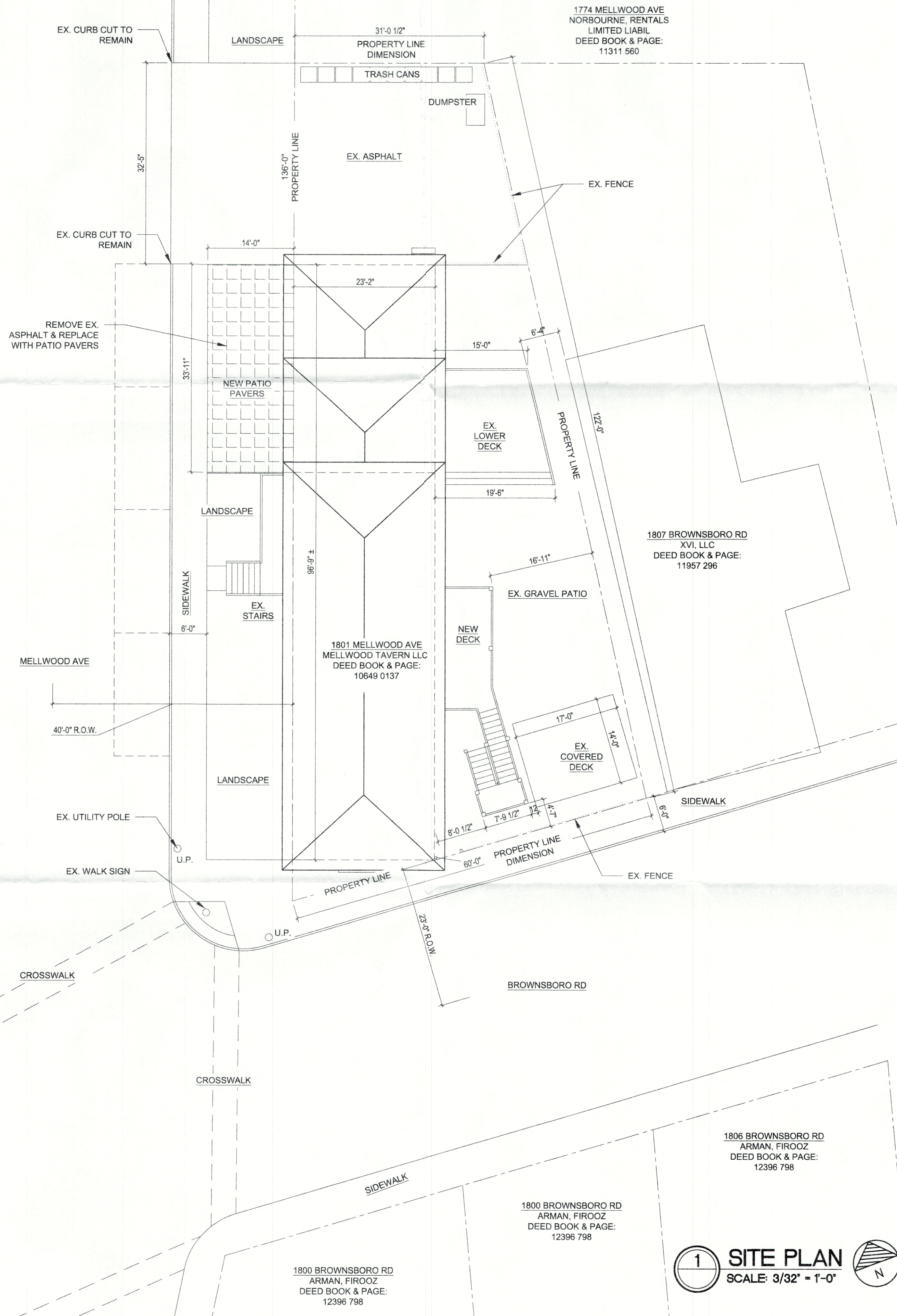
SITE NOTE: ALL SIDEWALKS TO BE
BROUGHT TO CURRENT ADA METRO
STANDARDS

BROWNSBORO RD

1771 MELLWOOD AVE
HASKEN PROPERTIES
DEED BOOK & PAGE:
9056 0179

1769 MELLWOOD AVE
DW, RENTALS LLC
DEED BOOK & PAGE:
9063 0018

1765 MELLWOOD AVE
DW, RENTALS LLC
DEED BOOK & PAGE:
9063 0018



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

1774 MELLWOOD AVE
NORBOURNE, RENTALS
LIMITED LIAB
DEED BOOK & PAGE:
11311 560

MELLWOOD TAVERN
1801 BROWNSBORO RD
LOUISVILLE, KY 40206

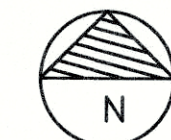
ZONING CHANGE
23-ZONE-0002
REVISED APRIL 18, 2023

PREPARED FOR:
PATRICK GREGORY

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



LOJIC MAP
SCALE: N.T.S.



PRELIMINARY APPROVAL

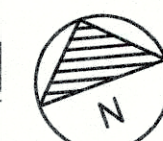
Condition of Approval:

Mark for TK *5-22-23*
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED
MAY 15 2023
PLANNING & DESIGN
SERVICES

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



23-ZONE-0002