



BULLITT COUNTY VARIANCE STAFF REPORT

Docket No: 2025V-36
Owner/Applicant: Gardenia Junction LLC
Location: 12145 S Preston Hwy
PVA #: 042-N00-06-004 located in the city of Lebanon Jct
Request: Reduce the number of parking stalls from 25 to 19
Zone: B-1

REQUEST: To consider a request for a variance from Section 4.805

The proposed variance is to reduce the number of parking stalls from 25 to 19.

In 2005 this property was granted four variances:

2005V-11 reduce the size of parking spaces from 200 sq. ft. to 162 sq. ft. (9' x 18')

2005V-12 allow parking spaces to encroach 50' into the front yard setback requirement

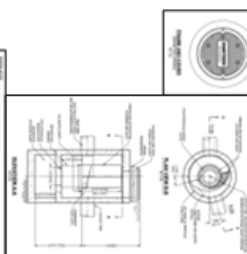
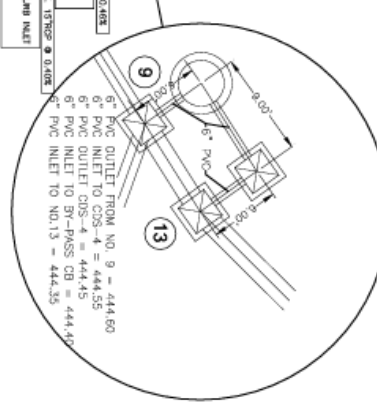
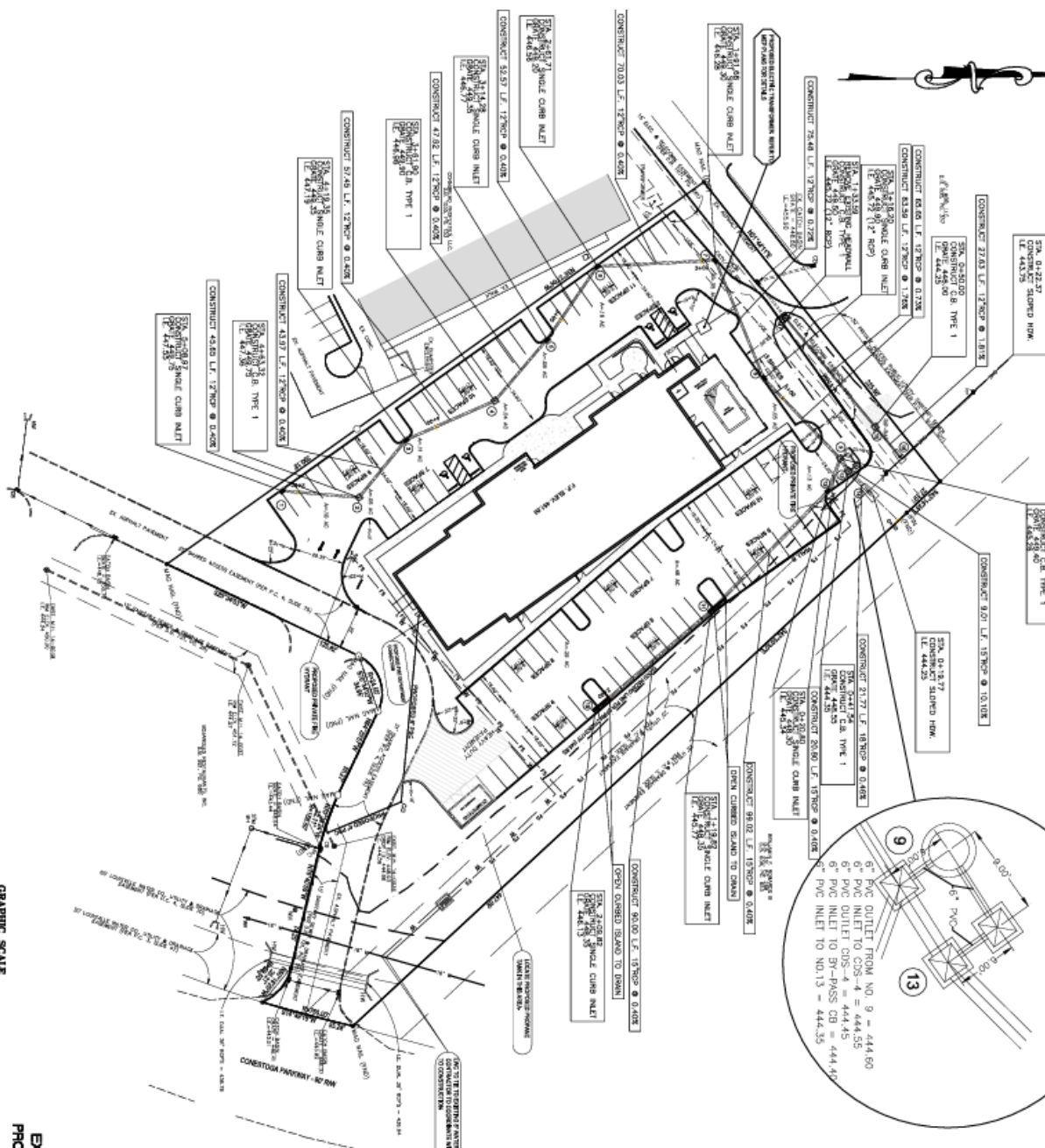
2005V-13 allow a building to encroach 10' into the north side yard setback requirement

2005V-14 allow a building to encroach 16' into the rear yard setback requirement

The applicants are seeking to decrease the number of parking stalls from 25 to 19 for a drive-up window. They assert that not all parking spaces are necessary to serve their customers. The drive-up window will be located at the front of the building facing S Preston Hwy.



PARKING SPACES ELIMINATED

[illegible]

GENERAL NOTES

1. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES.
2. THE WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, ELECTRICAL AND PLUMBING AND OTHER APPLICABLE CODES AND SPECIFICATIONS.
3. CONNECTIONS AND CONNECTIONS TO THE EXISTING UTILITIES SHALL BE MADE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, ELECTRICAL AND PLUMBING AND OTHER APPLICABLE CODES AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL WATER COMPANY AND THE LOCAL STORM DRAINAGE DEPARTMENT.

LATEST EDITION:



1. DRYING ZONE
 2. COOLING ZONE
 3. CONDENSING ZONE
 4. DEWATERING ZONE
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EXISTING IMPERVIOUS AREA = 11,654 S.F.
PROPOSED IMPERVIOUS AREA = 66,472 S.F.

BENCH MARK
7500 - 11M OF EXISTING MANHOLE 14-0208
LOCATED APPROXIMATELY 125 FEET WEST
OF CENTRALIN OF COMESTOIA PARKWAY
ELEV. = 448.03

CONCRETE UNITS AND LATHING FOR ROOF DRAINAGE USE 4" AS OR FIVE MATERIAL FOR LATHING. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF ROOF DRAINAGE AND DOWNSPOUTS. THE LATHING IS TO BE INSTALLED AS SHOWN.

(IN FEET)
1 inch = 50 ft.

DEVELOPER
SINA SHEP, LLC
365 BRENTON WAY
SHEPHERDSVILLE, KY 40166
502.439.7665
PARCEL NO:
036-000-00-050G

DATE: 5-30-20	
PROJECT NO. XXXXX	
Sheet 2 of 6	

TOWN PLACE SUITES
217 CONESTOGA PARKWAY (40165)

Michael S. Evans, P.E., P.L.S.
Civil Engineer & Land Surveyor
6625 Colonial Avenue
Evansville, Indiana 47725
(502) 593-9430 (Cell)
mikeevans5939430@yahoo.com

REVISIONS:

NO.	DATE	DESCRIPTION
1	1-11-84	ORIGINAL DESIGN
2	1-25-84	REVISED & REDESIGNED
3	2-13-84	REVISED ORIGINATOR

DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 DESIGNED BY: _____ DATE: _____
 PLT MADE: _____ PLAN: _____



Michael S. Crane
 Professional Engineer
 State of New York
 No. 13027
 Mechanical Engineering