



BULLITT COUNTY VARIANCE STAFF REPORT

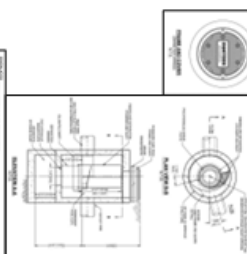
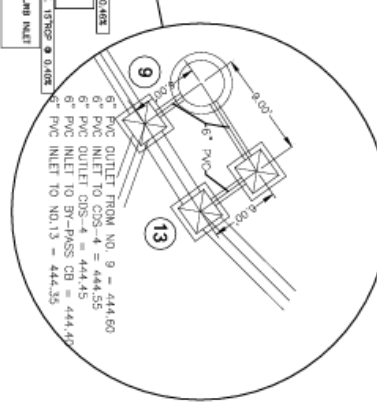
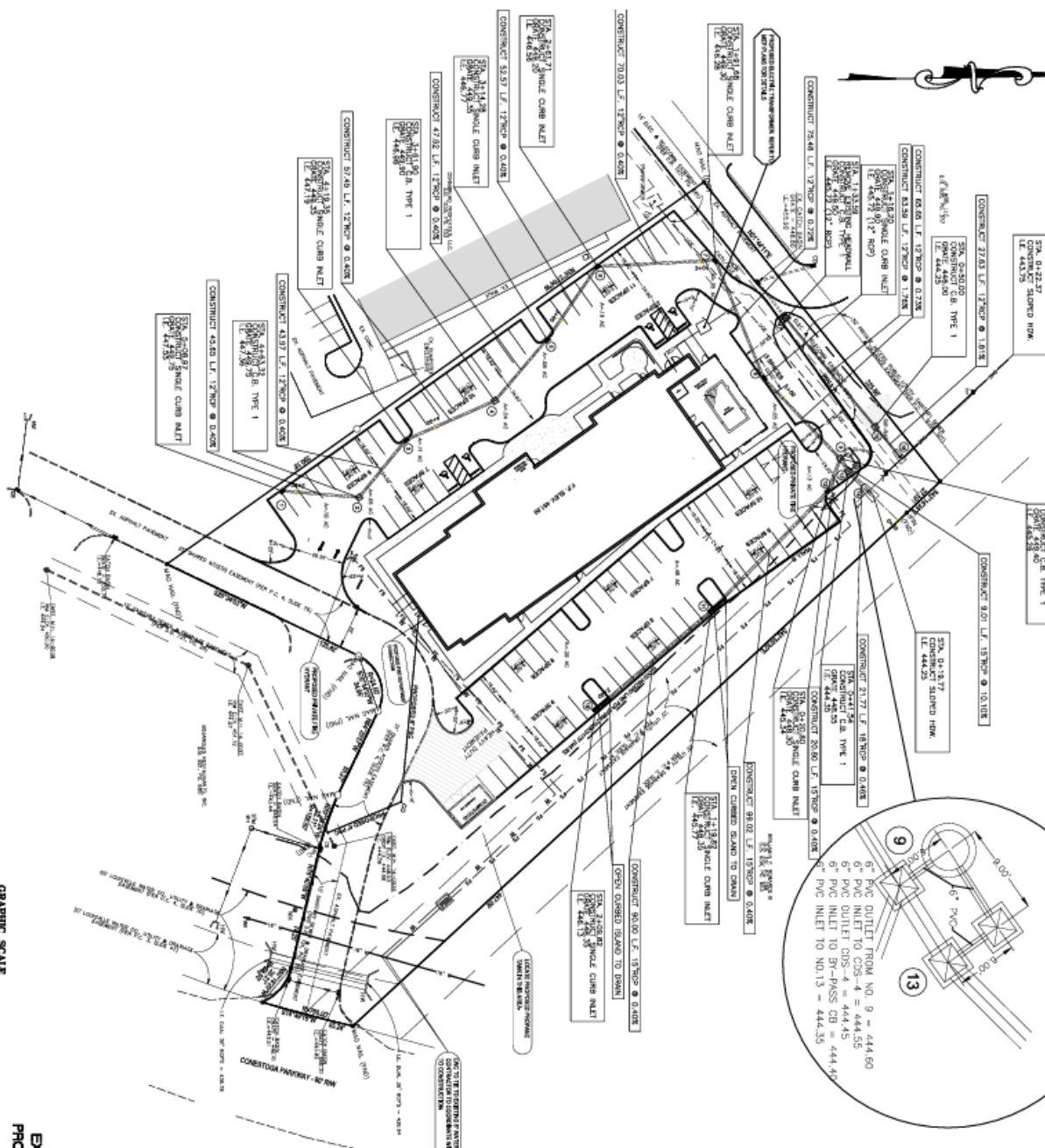
Docket No:	2025V-35
Owner/Applicant:	Sina Shep LLC
Location:	217 Conestoga Parkway
PVA #:	036-000-00-050G located in the city of Shepherdsville
Request:	Reduce the parking stall size from required 10'x20 to 9'x18'
Zoning:	

REQUEST: To consider a request for a variance from Section 4.802(a)

The proposed variance is to reduce the parking stall from required 10'x20' (200 sf) to 9'x18' (162 sf). In section 4.802(a) states: Size of Parking Space: One automobile parking space shall consist of two hundred (200) square feet of area, with a minimum width of nine (9) feet. In addition, adequate interior driveways and entrance and exit -30- driveways shall be provided to connect each parking space into the adjoining street. Parking spaces shall be clearly marked.

In 2023 this property was granted a Conditional Use Permit (2023CU-08) for a five-story, 71,205 sf hotel (TownePlace Suite).

Applicant states that hotel patrons are accustomed to the 9' x 18' parking stalls and if a larger vehicle needs more space then they have the ability to use more than one parking stall.



UNIT OF MEASURE =		UNIT OF MEASURE =		UNIT OF MEASURE =	
MILES		MILES		MILES	
DATE =		DATE =		DATE =	
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
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7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
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12	12	12	12	12	12
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73	73	73	73	73	

GENERAL NOTES

1. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

LATEST EDITION

[illegible]

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.

(30 Pairs)
1 inch = 20 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)
SITE LAYOUT PLAN
SITE UTILITY PLAN

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:

11-78-01-PAVED DRIVE


11-78-01-PAVED DRIVE AND REPAIRS

11-78-01-PAVED DRIVE CIRCULAT

DRAWN BY: msh

DRAWING NAME: 2-PVS-LAYOUT

PLOT NAME: PLAN



Michigan Central
Engineering Inc.