

A To-Scale Site Plan Showing the Property Lines and All Existing and Proposed Structures.

All site plans must be based on an accurate survey

The 516 Lincoln Avenue property is 7800 ft². Variance request is for changing the front façade back to the original heritage 1900 front façade and square footage for Phase 1.

We eventually would like to use the square footage allowance from the Preservation Bonus Lot Coverage calculations, 2730 ft² or 35%, and Floor Area Ratio (FAR), 3120 ft² or 40%, maximum allowed square footage for the property.

The proposed plan calculations for Lot Coverage and FAR are less than the Preservation Bonus Lot Coverage for Phase 1; however, in the spirit of contributing to the historic Old Town goals to preserve as much of the historic character of the town as possible, for Phase 2 we'd like to eventually ask for the maximum Preservation Bonus square footage allowances for returning the front structure to its original front façade.

For this variance ask and Phase 1 of the project we are asking for:

- Lot Coverage = 2533 ft²; 32.47%
- FAR = 2972.6 ft²; 38.11%

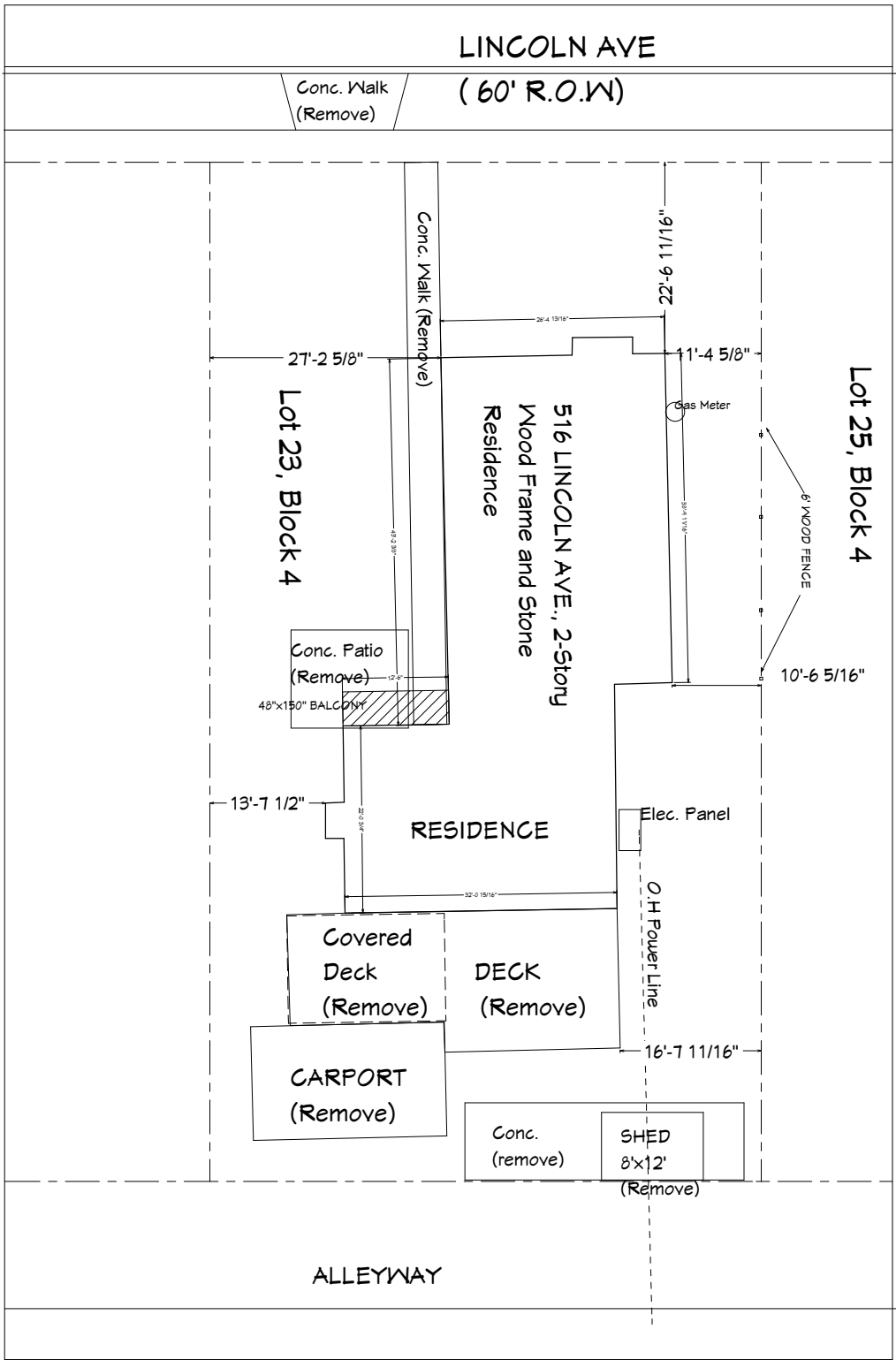
Please see Site Plan, along with the *Site Plan: Additional Analyses* PDF to view and compare the Lot Coverage and FAR for the current structure, the proposed design, and the City of Louisville Code allowances for Standard, Preservation Bonus, and Landmark Bonus, as they all relate to the 516 Lincoln property. Calculations reflecting these numbers is in Chart 1.

Chart 1: Lot Coverage and Floor Area Ratio calculations for 516 Lincoln Avenue for existing structure, proposed design plans, and the City of Louisville Code allowances for Standard, Preservation Bonus, and Landmark Bonus.

Lot Coverage				Floor-Area-Ratio (FAR)			
	Lot Size	7800	sf		Lot Size	7800	sf
Existing				Existing			
	House with balcony	1852	sf		House 1st Floor	1800	sf
	Porch and cover	205	sf		House 2nd Floor	442	sf
	Carport	305	sf		Total	2242	sf
	Shed	84	sf			28.74%	%
	Other	45	sf				
	Total Coverage	2491	sf				
	Total Existing	31.94%	%				
Proposed				Proposed			
	House	2322	sf		House 1st Floor	2295	sf
	Landing/Stair above 30"	24	sf		House 2nd Floor	677.6	sf
	Covered walk-out	89	sf		Total	2972.6	sf
	Front Porch	98	sf			38.11%	%
	Total Coverage	2533	sf				
	Total Proposed	32.47%	%				
City of Louisville Code				City of Louisville Code			
	Standard Code	2450	sf		Standard Code	2799	sf
		31.41%	%			35.88%	%

516 Lincoln Avenue
Schin Residence

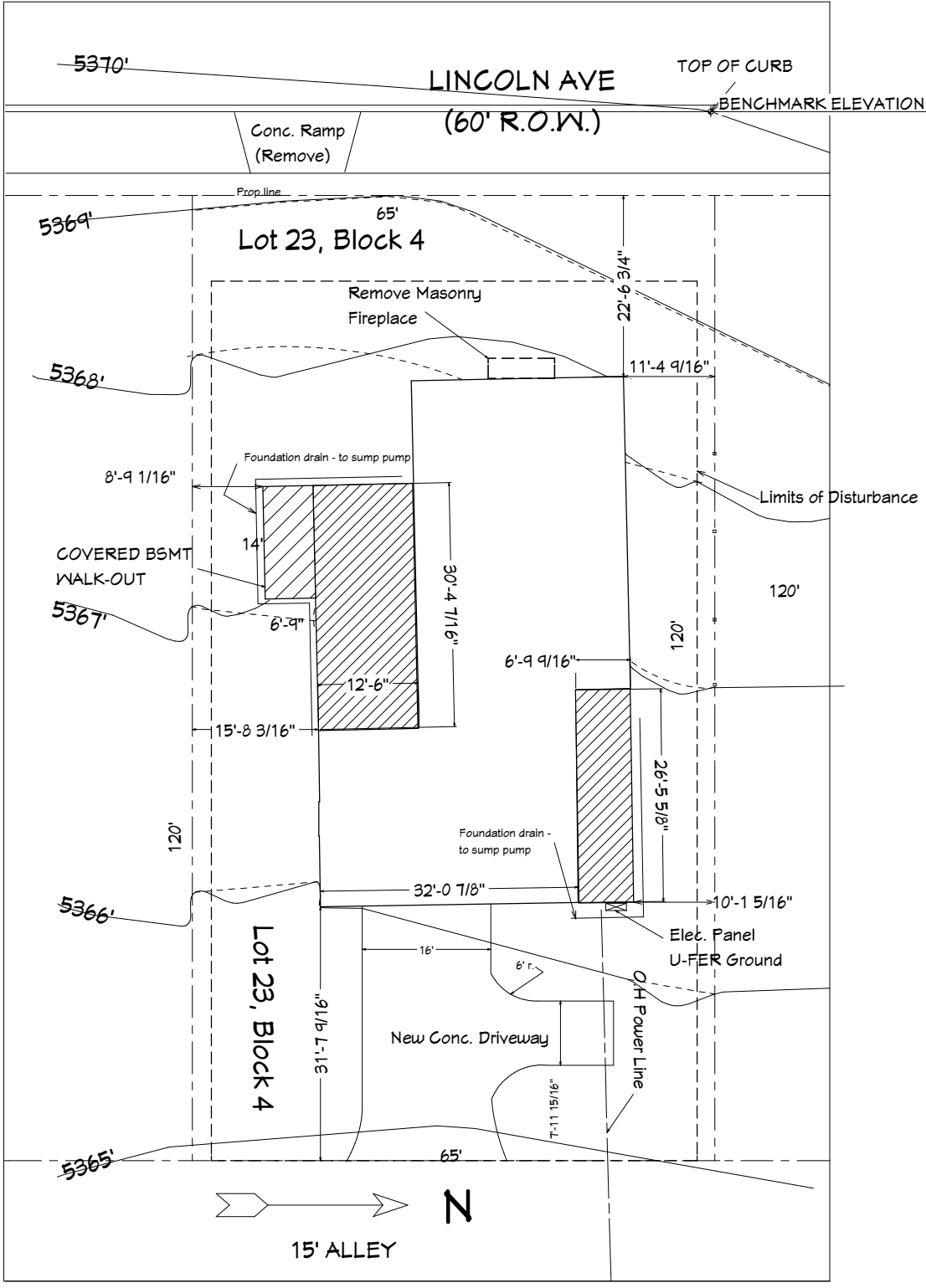
		35.00%	%			40.00%	%
	Landmark Bonus	3120	sf		Landmark Bonus	3410	sf
		40.00%	%			43.72%	%



EXISTING 1"= 20'

LOT COVERAGE		FAR	
Lot Size 1800 sf		Lot Size 1800 sf	
Existing		Existing	
House with balcony	1052 sf	House 1st Floor	1600 sf
Porch and cover	225 sf	House 2nd Floor	442 sf
Garport	305 sf	Total	2042 sf
Shed	58 sf		28.74%
Total coverage	2491 sf	Allowable by code	2191 sf
Total existing	31.94%		
Allowable by code	2450 sf	Proposed	
		House 1st Floor	2245.05 sf
Proposed		House 2nd Floor	677.6 sf
House	2322 sf	Total	2922.6 sf
Landing/Stair above 30"	24 sf		38.11%
Covered walk-out	81 sf		
Front Porch	58 sf		
Total Coverage	2533 sf		
Total Proposed	32.45%		

LOT COVERAGE AND FLOOR AREA RATIO

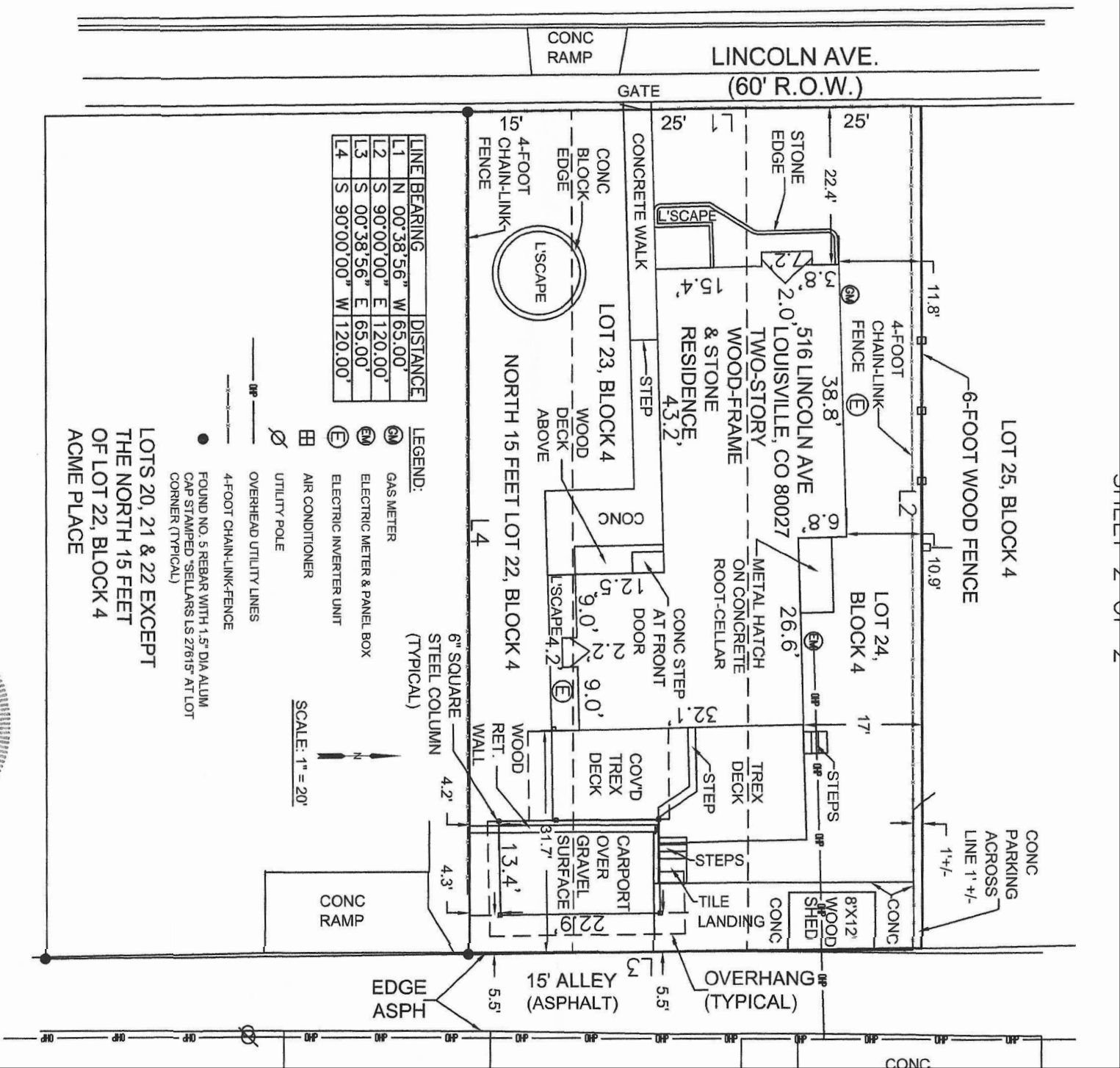


Note: finish grade to slope away from rdn; min 6" in 1st 10 ft. Drain away from house at all points. No drainage onto neighboring property. Dumpster, toilet, and materials to be located only on property.

PROPOSED 1"=20'

ROCK CREEK
SURVEYING, LLC
LAND SURVEYING SERVICES
3021 GARDENIA WAY
SUPERIOR, CO 80027
Phone: 303-521-7376

Prepared By:
ROBERT A. RICKARD, CO PLS 28283



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:			
SITE PLAN			

PROJECT DESCRIPTION:			
SCHIN RESIDENCE			

DRAWINGS PROVIDED BY:			
JAMES LYON GENERAL CONTRACTING LLC			

DATE:			
2/27/22			

SCALE:			
1/4"=1'-0"			

SHEET:			
A-1			

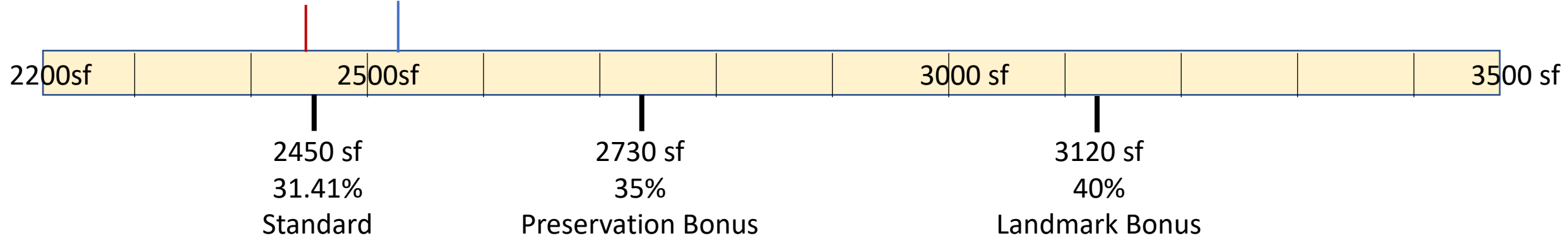
Site Plan: Additional Analyses

7800 sf Lot

Lot Coverage

2446 sf
31.36%
Current

2533 sf
32.47%
Proposed

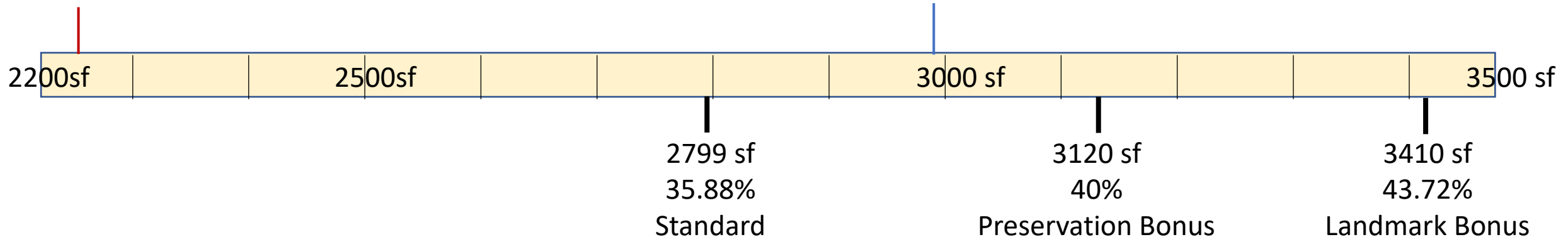


Floor Area Ratio (FAR)

2242 sf
28.74%
Current

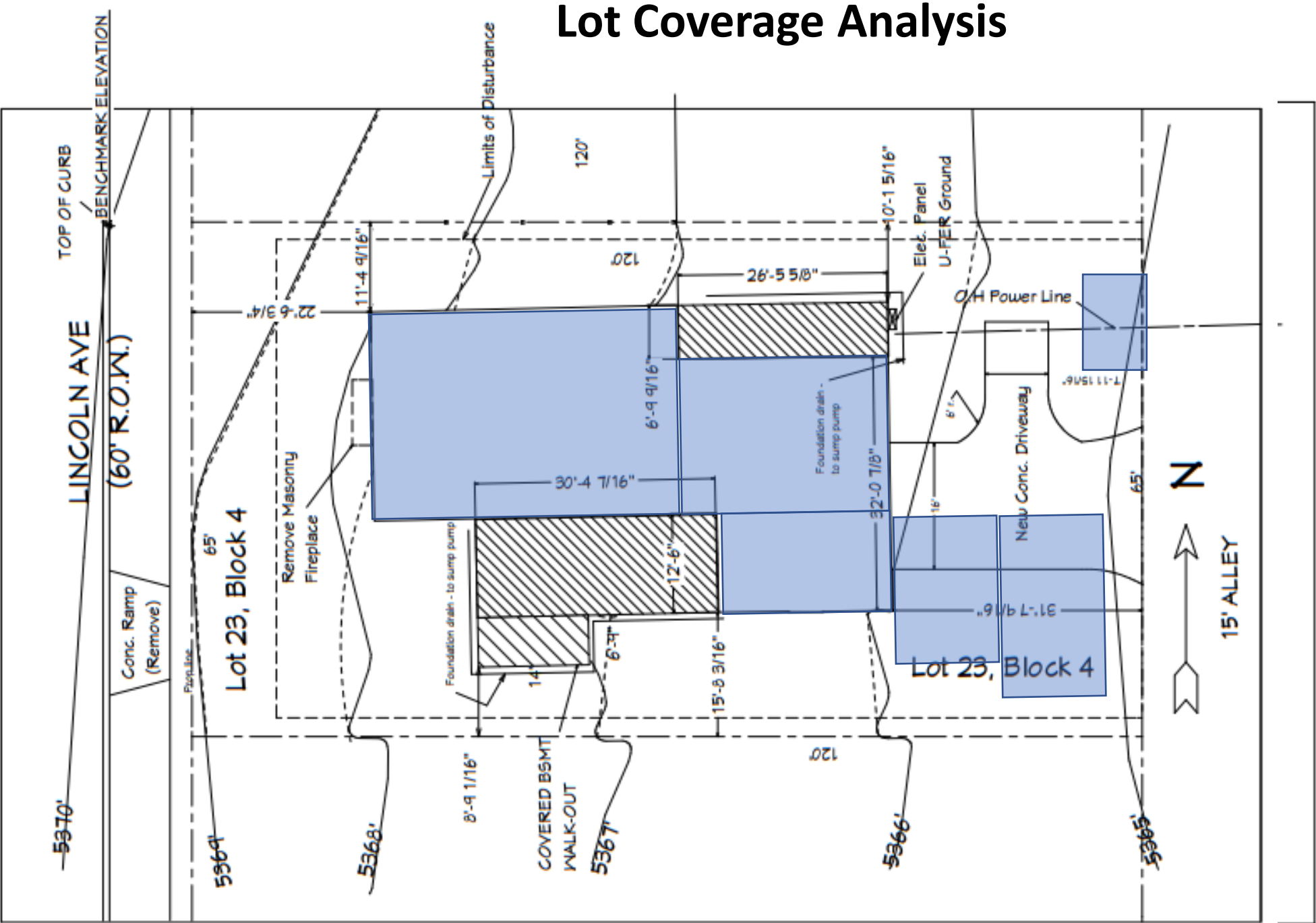
2972.6 sf
38.11%
Proposed

7800 sf Lot

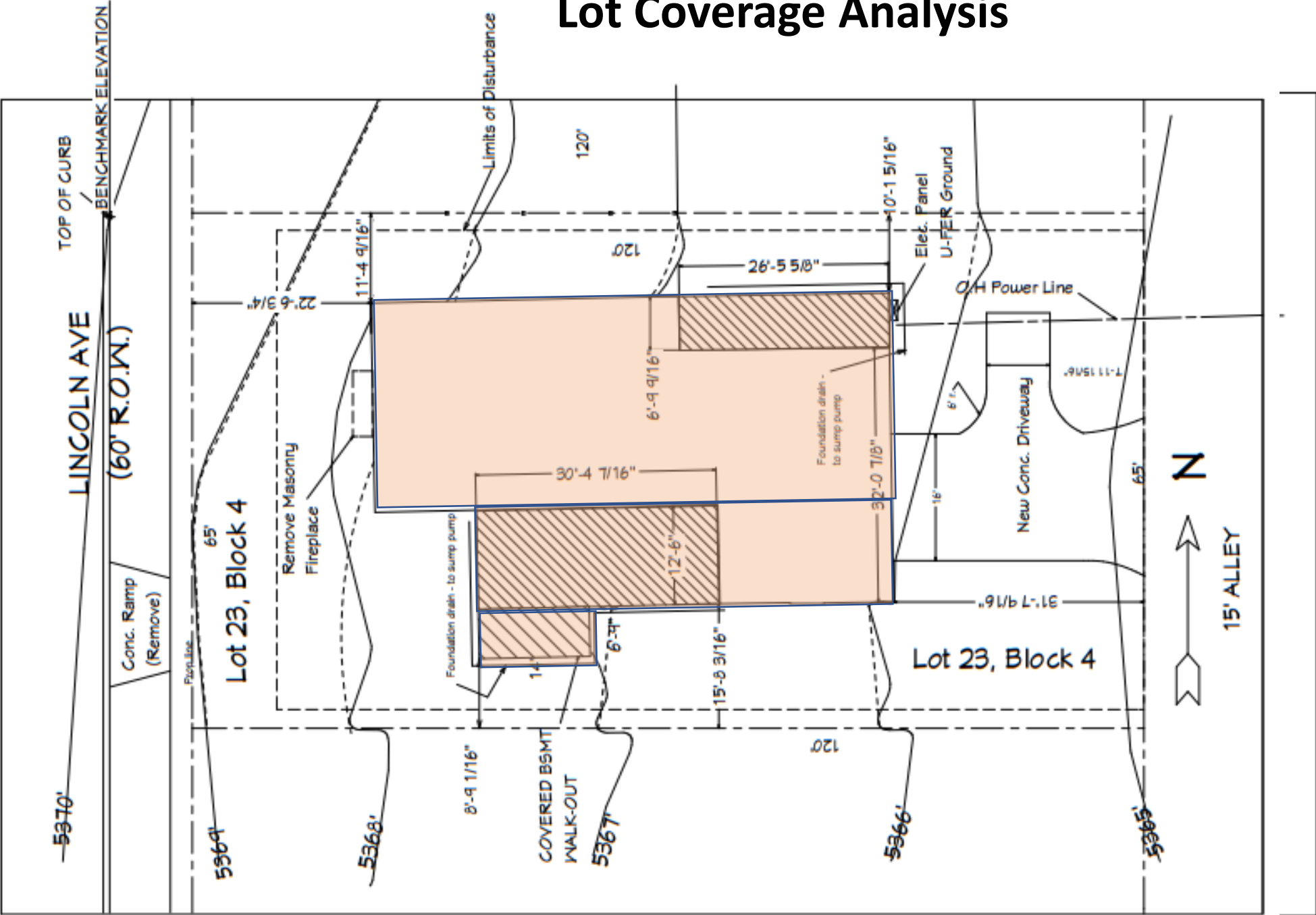


Lot Coverage Analysis

Existing



Lot Coverage Analysis



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New Additions