

**17DEVPLAN1199**

**938 East Kentucky St. and 913  
East Saint Catherine St.**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Ross Allen, Planner I  
December 18, 2017**

# Requests

**Variance #1:** from LDC Section 5.2.2.C.2, table 5.2.2 to allow a proposed fourth floor addition on an EZ-1 zoned parcel to exceed the maximum building height of 45 feet or three stories by approximately 20 feet.

Location	Requirement	Request	Variance
Height (4 <sup>th</sup> Floor Addition)	45 ft. or Three Stories	65.4 ft.	20.4 ft.

**Variance #2:** from LDC Section 5.2.2.C.2, table 5.2.2 to allow a proposed fourth floor addition on an EZ-1 zoned parcel to encroach 15 feet into the minimum front yard setback.

Location	Requirement	Request	Variance
Minimum Front Setback (4 <sup>th</sup> Floor Addition)	15 ft.	0ft.	15 ft.

# Requests

**Variance #3:** from LDC Section 5.2.2.C.2, table 5.2.2 to allow a proposed fourth floor addition on an EZ-1 zoned parcel to encroach 9.28 feet into the minimum side yard setback along the eastern property line and to allow the proposed rear parking to encroach 10 ft. into the western side yard setback.

Location	Requirement	Request	Variance
Minimum Side Yard Setback (4 <sup>th</sup> Floor Addition Western Side) incl. rear parking space	10 ft.	0 ft.	10 ft.
Minimum Side Yard Setback (4 <sup>th</sup> Floor Addition Eastern Side)	10 ft.	.72 ft.	9.28 ft.

# Requests

**Variance #4:** from LDC Section 5.2.2.C.2, table 5.2.2 for an EZ-1 zoned parcel to allow two 9' x 18' parking spaces and concrete ramp to encroach 15 feet into the minimum 15 foot rear yard setback adjacent to the 15' wide alley.

Location	Requirement	Request	Variance
Minimum Front Setback (4 <sup>th</sup> Floor Addition)	15 ft.	0 ft.	15 ft.

**Waiver #1:** from LDC Section 10.2.10, table 10.2.6 to not provide the required 5 foot VUA LBA along the rear of the EZ-1 Zoned parcel adjacent to the 15 ft. wide alley.

# Case Summary / Background

- The subject site has two parcels, one parcel is zoned EZ-1 (existing storage/warehouse) and the second parcel is zoned R-6 (existing ingress/egress) in a Traditional Neighborhood Form District.
- Conversion and addition from Warehouse storage to 25 residential dwelling units (multi-family residential).
- Existing warehouse is 34,422 sf., proposed 1<sup>st</sup> and 4<sup>th</sup> floor additions are 9,639 sf. for a total of 44,061 sf.



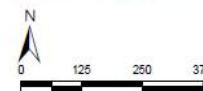
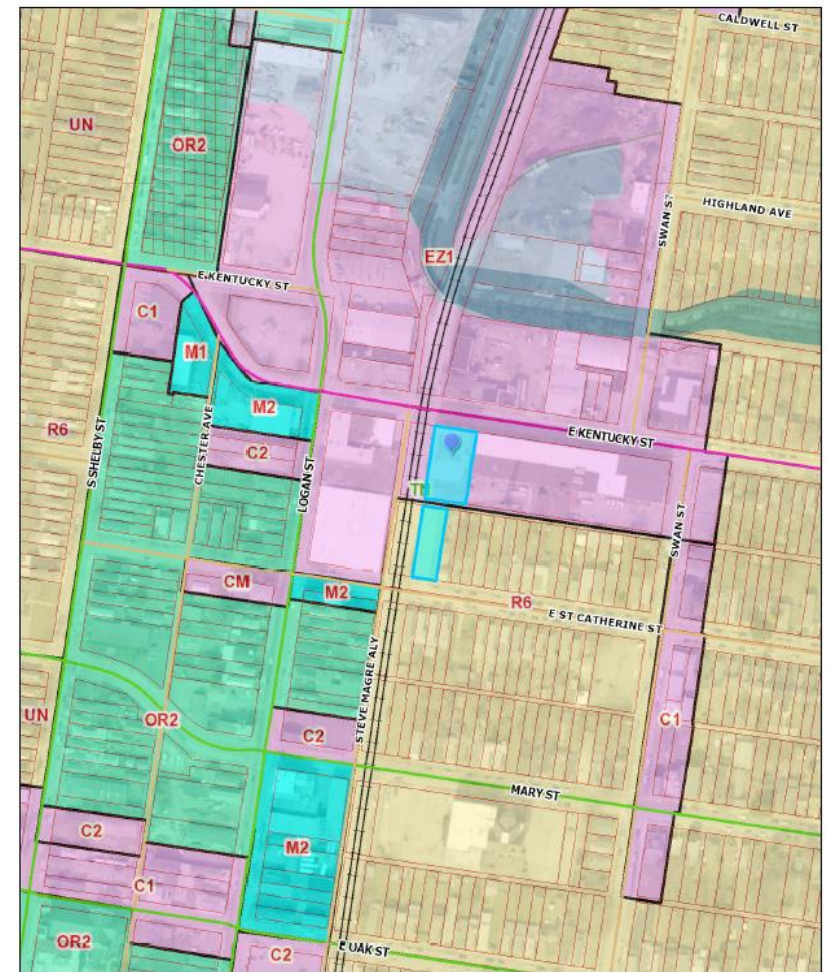
# Zoning/Form Districts

## Subject Property:

- Existing: EZ-1 and R-6/Traditional Neighborhood
- Proposed: EZ-1 and R-6/Traditional Neighborhood

## Adjacent Properties:

- North: EZ-1/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: EZ-1 and R-6/Traditional Neighborhood
- West: Lou. & Nash. RR ROW/Traditional Neighborhood



**17DEVPLAN1199**

Tuesday, November 28, 2017 | 11:27:42 AM

**LOJIC**

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This map is not a legal document and should only be used for general reference and identification.

# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant Commercial  
- Warehouse/Storage
- Proposed: Commercial –  
Multifamily Dwellings and  
Ingress/Egress Easement

## Adjacent Properties:

- North: Industrial
- South: Commercial/Single  
Family Residential
- East: Industrial
- West: Lou & Nash RR ROW



**17DEVPLAN1199**

Tuesday, November 28, 2017 | 11:29:03 AM

**LOJIC**

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# Site Photos-Subject Property



Looking west down the rear alley from Swan Street.



# Site Photos-Subject Property



# Site Photos-Subject Property



Looking north towards East Kentucky St. the loading dock (at right). The dock area will be apart of the proposed conversion for the first level dwellings.



# Site Photos-Subject Property



Looking south towards East Saint Catherine St. from below the loading dock area of the existing structure.



# Site Photos-Subject Property



Looking east along the frontage East Kentucky St. the subject site is on the right hand side.

# Site Photos-Subject Property



Looking north from East Saint Catherine St. with the R-6 zoned parcel (913 E. St. Catherine St.) and EZ-1 zoned parcel (938 E. Kentucky St. with Water tower)



# Site Photos-Surrounding Properties





# Site Photos-Surrounding Properties



Looking south across East Saint Catherine St. from the R-6 zoned parcel (913 E. St. Catherine St.) at the R-6 zoned single family dwellings.

# Site Photos-Surrounding Properties



Looking north from East Saint Catherine St. with the R-6 zoned parcel (913 E. St. Catherine St.) to the left and the R-6 zoned parcel with a single family dwelling.



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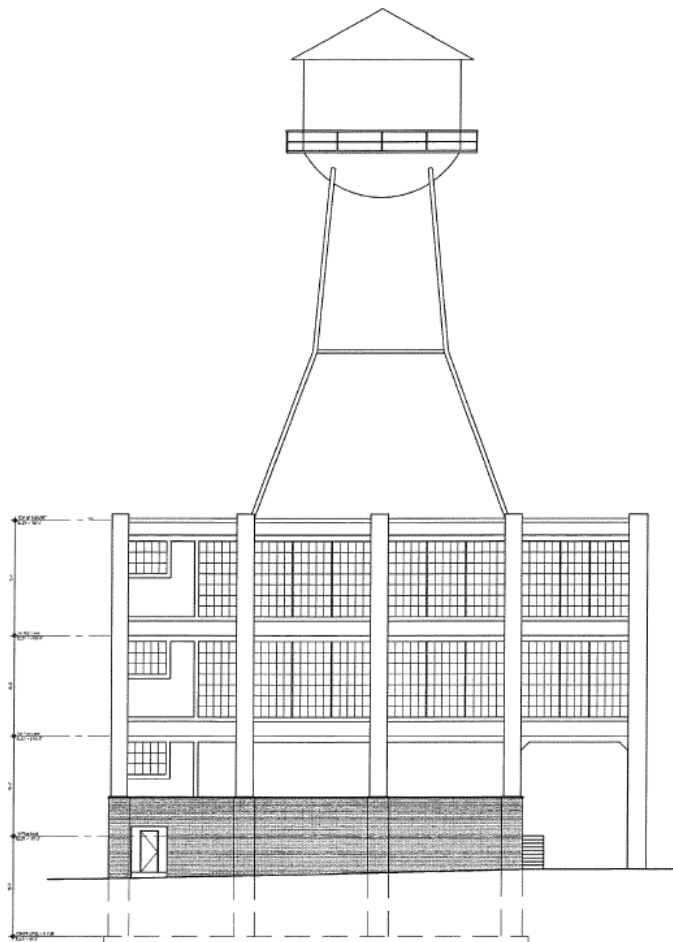
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## INTRODUCTION



# Elevations

RECEIVED  
OCT 23 2017  
PLANNING &  
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1 EXISTING KY STREET ELEVATION  
AS SCALE 1/8"=1'-0"



2 PROPOSED KY STREET ELEVATION  
AS SCALE 1/8"=1'-0"

**EAST KENTUCKY LOFTS**

# Elevations



1 RAILROAD ELEVATION  
AS SCALE: 1/8" = 1'-0"



2 PROPOSED ST CATHERINE ELEVATION  
AS SCALE: 1/8" = 1'-0"

RECEIVED  
OCT 23 2017  
CLARKSON  
DESIGN SERVICES

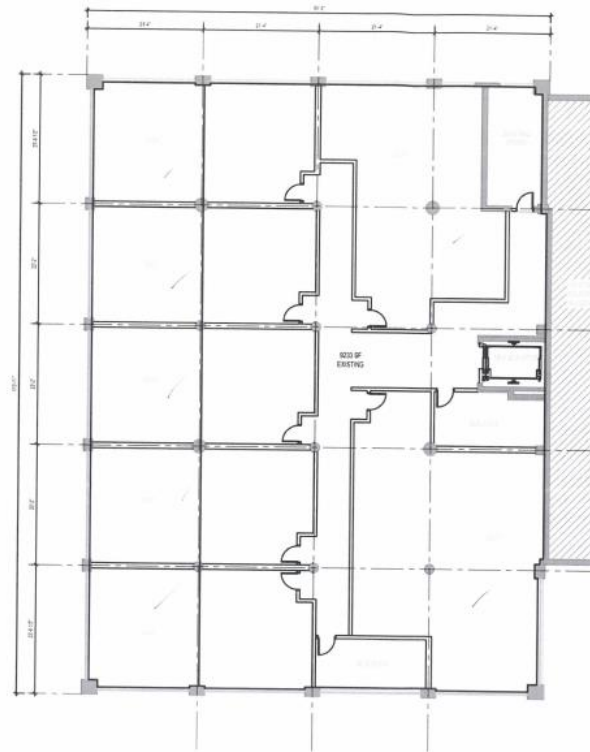
**EAST KENTUCKY LOFTS**

# Floor Plans (Basement Level)





# Floor Plans for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Levels



PROPOSED SECOND & THIRD FLOOR PLAN

**PRODIGY CONSTRUCTION**  
*Build Smarter*  
11106 Germantown Drive Louisville, Kentucky 40291 Ph: 502-438-1874  
Fax: 502-438-1874 www.prodigyconstruction.com

RECEIVED

NOV 02 2017

PLANNING &

DESIGN SERVICES

**EAST KENTUCKY LOFTS**

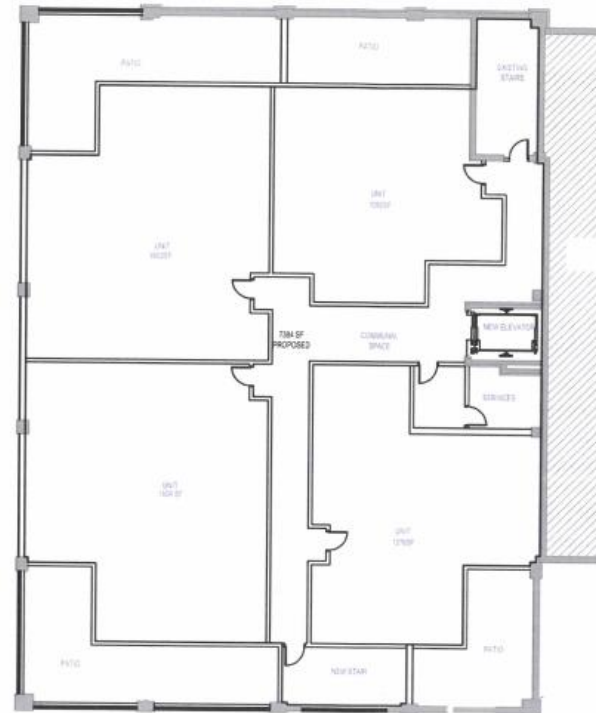
17 DEVPLAN 1199

**PCC DESIGN** PLLC  
11106 Germantown Drive Louisville, Kentucky 40291  
design@prodigyconstruction.com

Lou

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# Floor Plans for 4<sup>th</sup> Level



1 PROPOSED FOURTH FLOOR PLAN  
1/4" = 1'-0"

RECEIVED

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**EAST KENTUCKY LOFTS**



# Conclusions

- The Category 3 development plan proposal is a permissible use in the EZ-1 zoning district.
- The requested variances appear to be adequately justified and meet the standard of review.
- Must determine if the proposal meets the standard of review for granting the variances as established in the Land Development Code (August 2017a) from Section 5.2.2.C.2 to allow the proposed 4<sup>th</sup> floor addition for the conversion of a vacant warehouse to multi-family residential to encroach into the setbacks and to exceed the maximum height for an EZ-1 zoned parcel within a Traditional Neighborhood Form District.

# Required Actions

**Variance #1:** from LDC Section 5.2.2.C.2, table 5.2.2 to allow a proposed fourth floor addition on an EZ-1 zoned parcel to exceed the maximum building height of 45 feet or three stories by approximately 20 feet. Approve/Deny

**Variance #2:** from LDC Section 5.2.2.C.2, table 5.2.2 to allow a proposed fourth floor addition on an EZ-1 zoned parcel to encroach 15 feet into the minimum front yard setback. Approve/Deny



# Required Actions

**Variance #3:** from LDC Section 5.2.2.C.2, table 5.2.2 to allow a proposed fourth floor addition on an EZ-1 zoned parcel to encroach 9.28 feet into the minimum side yard setback along the eastern property line and to allow the proposed parking to encroach 10 ft. into the western side yard setback. Approve/Deny

# Required Actions

**Variance #4:** from LDC Section 5.2.2.C.2, table 5.2.2 for an EZ-1 zoned parcel to allow two 9' x 18' parking spaces and concrete ramp to encroach 15 feet into the minimum 15 foot rear yard setback adjacent to the 15' wide alley.

**Approve/Deny**

**Waiver #1:** from LDC Section 10.2.10, table 10.2.6 to not provide the required 5 foot VUA LBA along the rear of the EZ-1 Zoned parcel adjacent to the 15 ft. wide alley. **Approve/Deny**