



Oct. 23, 2017

Planning & Design Services  
444 S. 5<sup>th</sup> Street  
Louisville, KY 40202

RE: East Kentucky Lofts  
938 E. Kentucky Street

Planning Staff,

The owner of the site is requesting to convert the existing 34,422 sq.ft. warehouse building into residential lofts. The project will expand the first floor to match the 2<sup>nd</sup> and 3<sup>rd</sup> floor exterior wall. The owner also plans to add a 4<sup>th</sup> story that will include 4 penthouse lofts. These expansions will add 9,639 sq.ft. to the existing building. As part of the project, they are also asking for a variance to allow construction above the 45 feet height limitation in the Land Development Code. The existing building height is 57'. There is an existing water tower on the roof of the existing building that takes the height to 147'. The water tower will be removed so that the overall building height will be 65'4" (including the 4<sup>th</sup> floor addition). The proposed project is for a total of 25 residential units.

Parking will be addressed on site to accommodate the residential use. There are currently 4 on street parking spaces on Kentucky Street. The basement will be converted into parking with access provided from the rear of the building through the existing cross easement access agreement granted to the property via Deed Book 6735, Pg. 296 (Tract 3, deed attached). There will be 15 covered parking spaces in the basement and 2 additional at grade parking spots on the rear of the building. The project is for a residential development so the required parking may be reduced by 10% (9.1.1.F.2). The project is a historical rehabilitation so the parking may be reduced by an additional 20% (9.1.1.F.8). The project is taking advantage of an additional parking reduction of 20% by providing two of the design criteria of appendix 5A (access to 10 basic services and placing more than 50% of the parking under cover). The total number of parking spaces being provided is 21. Vehicular use area interior landscape areas will not be required with the increase of the parking lot as the square footage will be under 6,000 sq.ft. per LDC 10.2.12.

The current site has not had a development plan filed in any of the previous developments.

Sincerely,

Missy Legel

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OCT 25 2017

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