

20-VARIANCE-0045

708-726 E Gray Street



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

**Lacey Gabbard
September 14, 2020**

Request

- **Variance**: from Land Development Code Table 5.22 to allow buildings to encroach into the required front and rear setbacks
- **Variance**: from Land Development Code Table 5.22 to allow the building to exceed the maximum 45 foot allowed by 10 feet

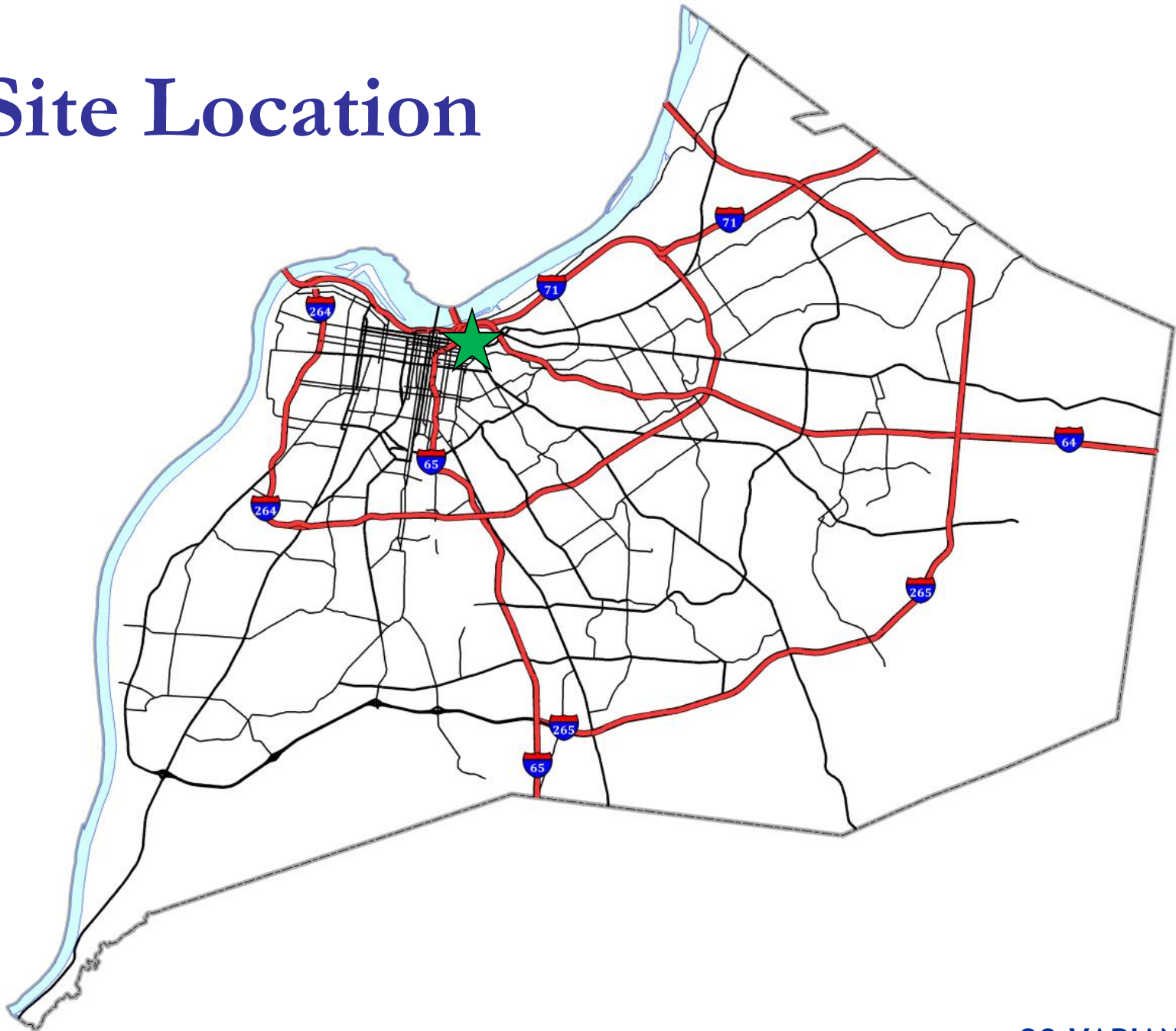
Location	Requirement	Request	Variance
Front and rear setbacks	25 ft	0 ft.	25 ft

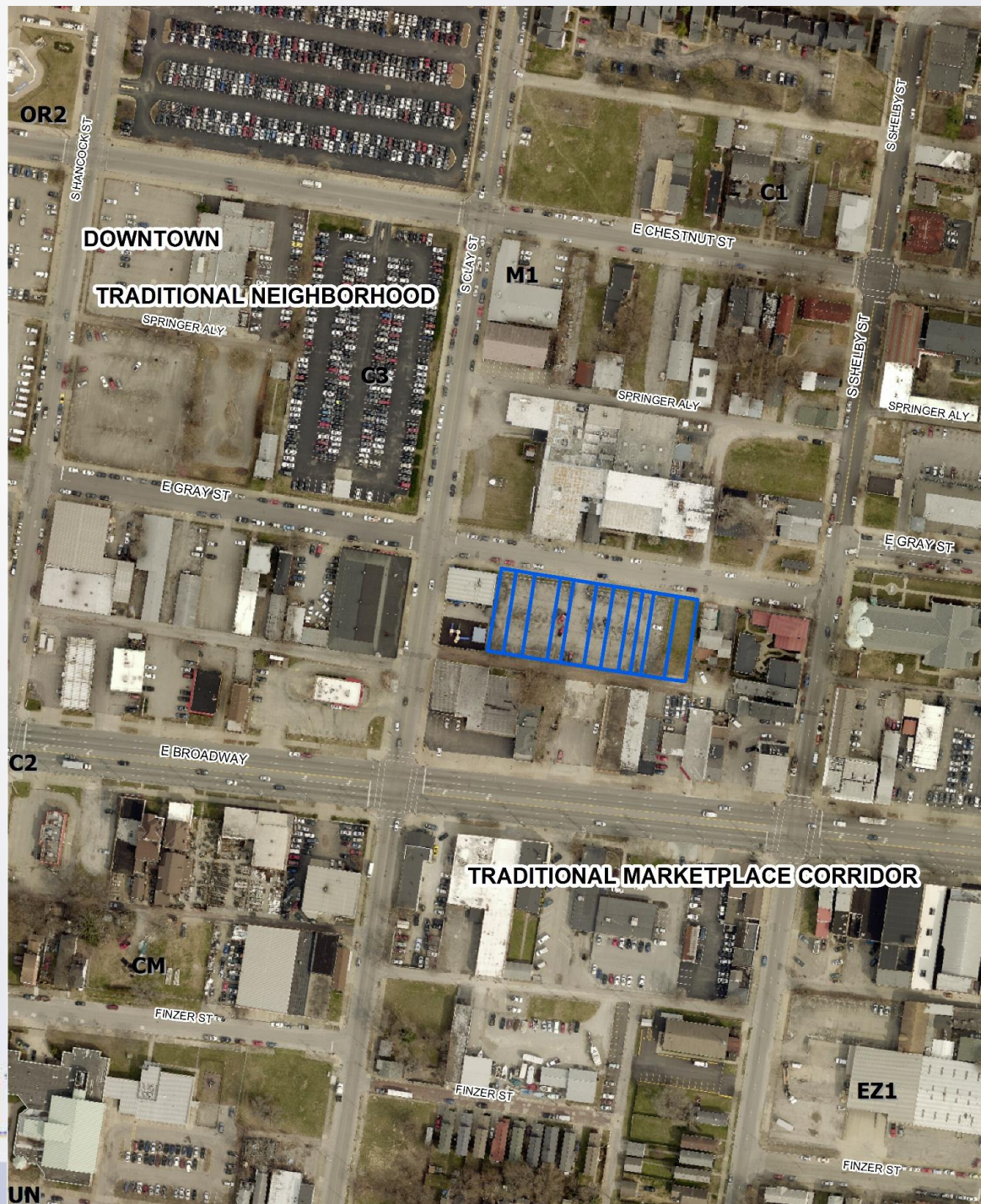
Location	Requirement	Request	Variance
Height	45 ft	55 ft	10 ft

Case Summary / Background

- The subject site is zoned C-2 Commercial zoned in the Traditional Marketplace Corridor form district.
- The site is located east of S Clay Street and south of E Gray Street on approximately 0.81 acres; it is surrounded by a variety of zoning districts.
- The subject site is currently used as a parking lot.
- The applicant is proposing to construct a 97,704 square foot, four-story apartment building with 94 dwelling units.

Site Location





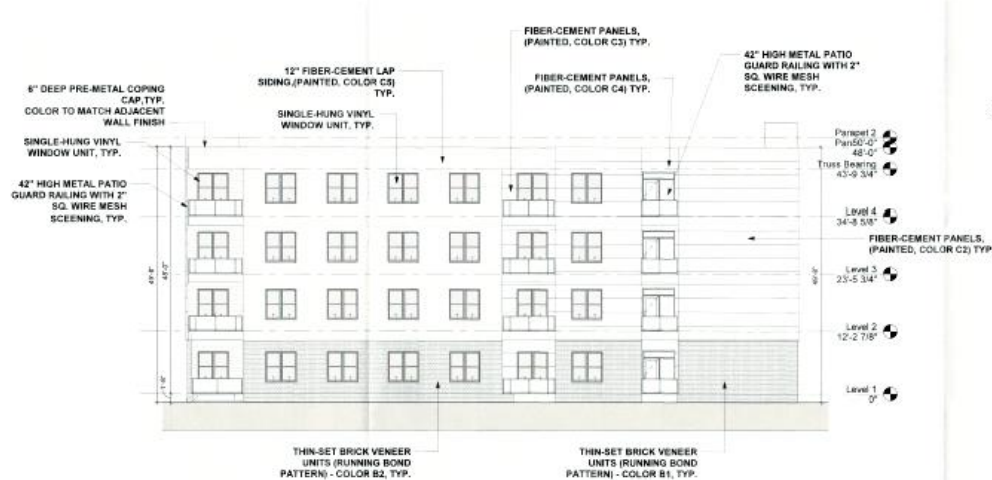
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Elevations



1 PRESTONIAN SOUTH - OVERALL NORTH ELEVATION
A201 3/32" = 1'-0"

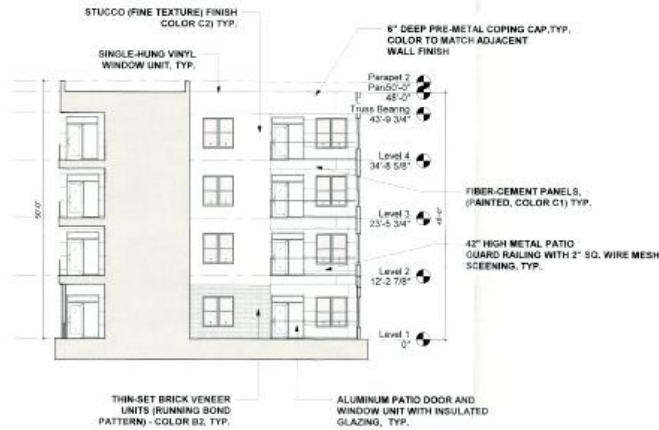


2 PRESTONIAN SOUTH - OVERALL EAST ELEVATION
A201 3/32" = 1'-0"



3 PRESTONIAN SOUTH - OVERALL WEST ELEVATION
A201 3/32" = 1'-0"

Elevations



1 PRESONTIAN SOUTH - WEST COURTYARD ELEVATION
A202 3/32\"/>



2 PRESONTIAN SOUTH - EAST COURTYARD ELEVATION
A203 3/32\"/>



3 PRESONTIAN SOUTH - OVERALL SOUTH ELEVATION
A202 3/32\"/>

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Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

Staff finds that the requested variances are adequately justified and meet the standard of review.

Required Action

- **Variance**: from Land Development Code Table 5.22 to allow buildings to encroach into the required front and rear setbacks. Approve/Deny
- **Variance**: from Land Development Code Table 5.22 to allow the building to exceed the maximum 45 foot allowed by 10 feet. Approve/Deny

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