

## St. Germain, Dante

---

**From:** Marchal, David  
**Sent:** Wednesday, December 9, 2020 4:02 PM  
**To:** St. Germain, Dante; Groskreutz, Katherine H.  
**Cc:** Johnson, Cynthia E  
**Subject:** RE: Review of storage facility elevations at 718 E. Chestnut

I did a little study in Snip & Sketch to get a sense of the existing buildings and new as viewed from the front/north, and with the setbacks. The blue outline is the building to be removed at 722 E Chestnut, red is 726 and orange is 728 which are some taller Italianate buildings. Assuming they could get up to the height of 728 E Chestnut per Infill standards (if the language still refers to the range of structure heights on the blockface) the new building is not a lot taller than that, at least by my estimation but it does run the full depth of the site which makes for a big wall. I don't get a sense of "looming" and "blocking of air and light" so much as a possibility for visually overwhelming 726, and that would really only occur at the front and back yards.

That being the case the best tools for mitigating that are: material – I think using siding is probably the best for residential feel, esp if it is a lighter color; a residential scale privacy fence – I sketched in green; and some trees to visually break up the long expanse of wall – I also drew in green, well, because it's a tree. Looking at it in LOJIC aerial the residential structure at 726 really only goes back about halfway with a tiny backyard and then a giant accessory structure. That tiny yard already faces a big accessory structure on 722 so really focusing some trees right there would be an improvement.

I think it would also make a difference to really detail the trim work around the windows on the left elevation to make it feel more residential



PROPOSED FRONT — NORTH — ELEVATION  
SCALE: 1/8" = 1'-0"



Thanks,  
Dave

David Marchal, AIA  
Deputy Director, Develop Louisville  
Direct line: 502.574.3216

---

**From:** St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>  
**Sent:** Wednesday, December 9, 2020 2:55 PM  
**To:** Marchal, David <David.Marchal@louisvilleky.gov>; Groskreutz, Katherine H. <Kat.Groskreutz@louisvilleky.gov>  
**Cc:** Johnson, Cynthia E <Cynthia.Johnson@louisvilleky.gov>  
**Subject:** RE: Review of storage facility elevations at 718 E. Chestnut

Dave,

The site plan is attached. The FAR calculation is off on this plan but otherwise it is almost ready to docket.