

21-VARIANCE-0026

730 E Market Street Variance



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

**Becky Gorman, Planning and Design Coordinator
May 17, 2021**

Request

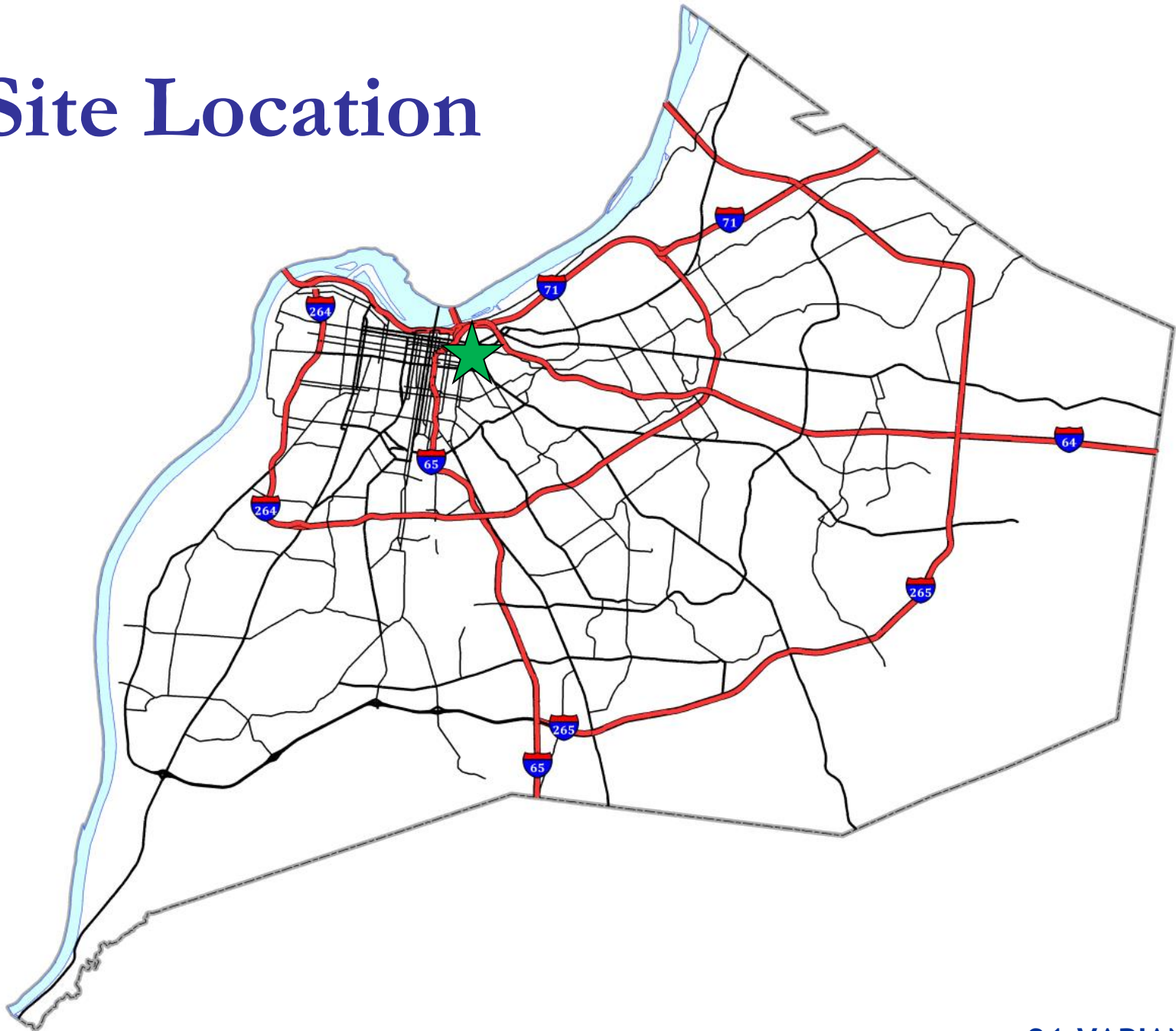
- **Variance:** from Land Development Code section 5.2.3.D.3.e to allow the proposed new building to exceed the maximum height by 30 ft for a maximum building height of 75 feet.

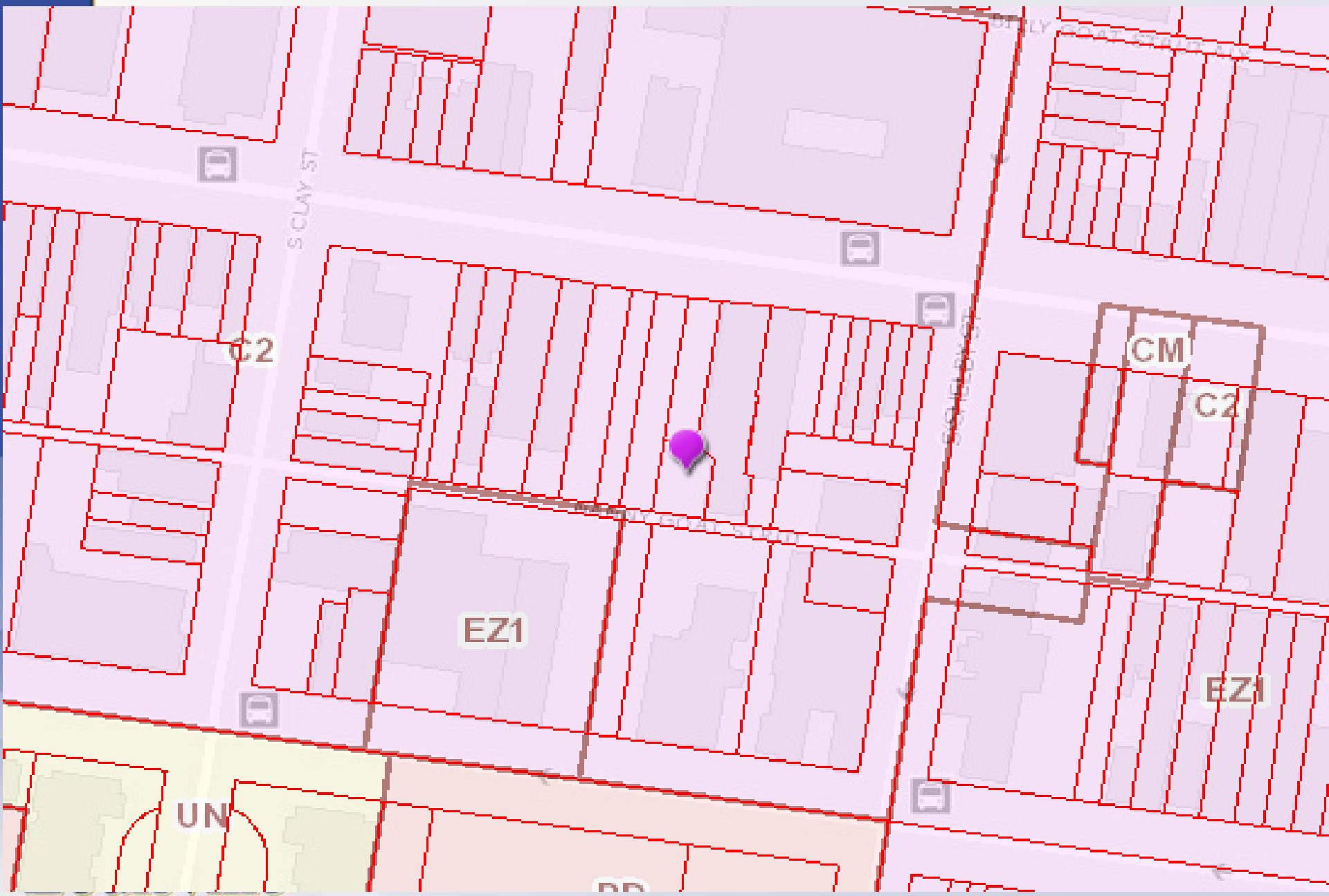
Location	Requirement	Request	Variance
Height	45 ft	75 ft	30ft

Case Summary / Background

- The site is zoned C2 Commercial in the Traditional Marketplace Corridor Form District.
- It is located in the NuLu Review Overlay District.
- The applicant proposes the construction of a new 6-story hotel/bar/restaurant with a maximum height of 75ft. The building's design and use of light brick color at the top story mitigates the height of the structure.

Site Location





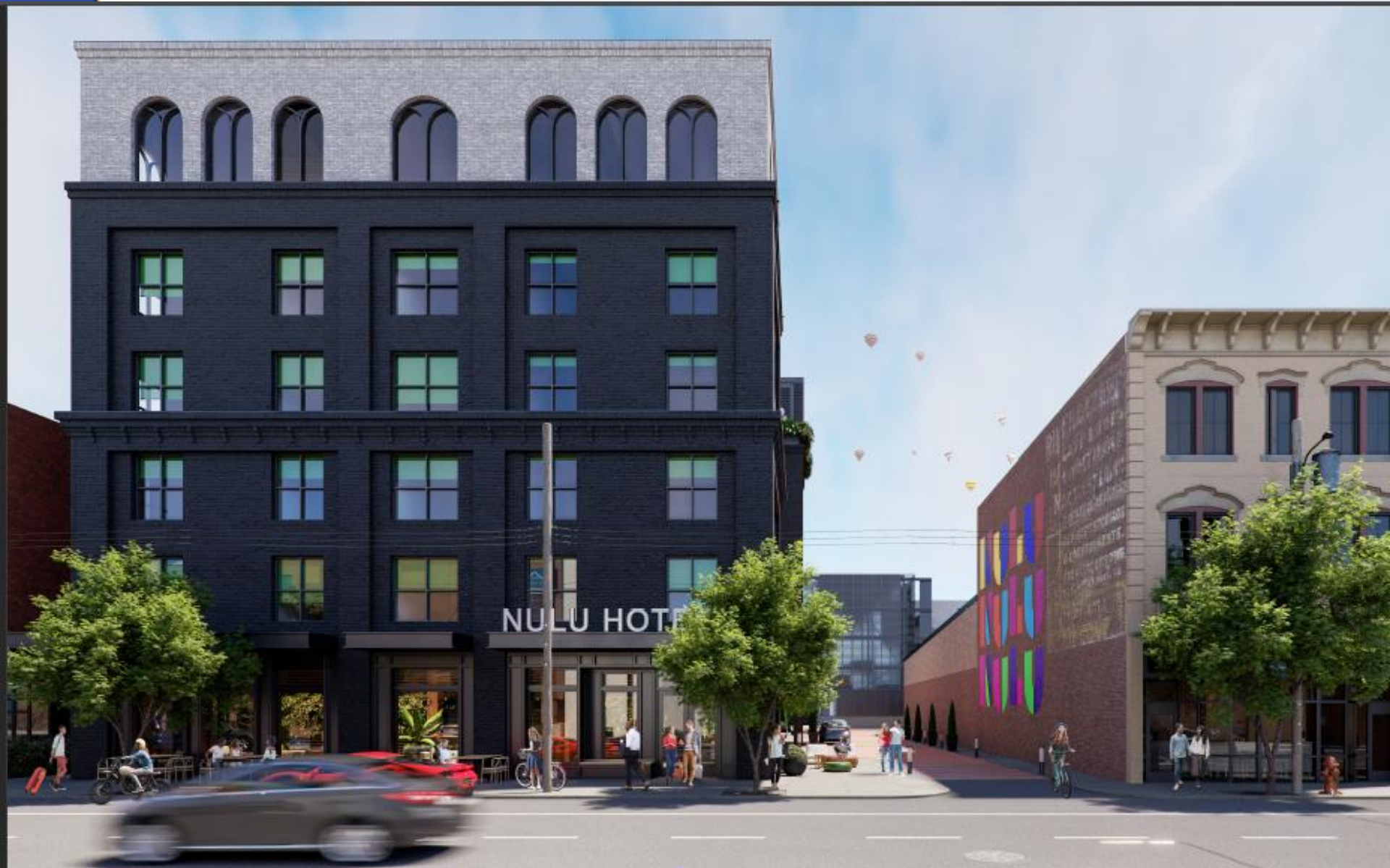


The site plan for 21-Variance-1 shows a proposed building footprint of 12,543 SF. The building is situated on a lot bounded by E Market Street to the north, Nanny Goat Street Alley to the south, and a residential street to the east. The plan includes various streetscape improvements such as expanded pedestrian areas, one-way drive lanes, and a gated access to the rear. A transformer enclosure and a shared area for a dumpster and generator are also shown. The plan is numbered 4 in the bottom left corner.

Renderings



Renderings



Site Photos-Subject Property



726, 728, 730, and 730R E Market Street

Staff photo

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Site Photos-Subject Property



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Site Photos



Conclusion

- Staff finds that the requested variance meets the standard(s) of review for a, b, c, and d.

Required Action

- Approve or Deny the variance from Land Development Code Section 5.2.3.D.3.e to allow the new building to exceed the maximum height by 30 ft for a maximum building height of 75 feet.

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