



Architects | Designers | Planners

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New Orleans, LA 70130
504.558.1885

LC SOBRO – BUILDING A

2ND October 2019

Metro Planning Department
800 Second Avenue South
Nashville, TN

RE: LC Sobro Building A, 3rd Avenue South, Ash Street & Elm Street

Nashville Downtown Code amended August 15th 2017
Sub-district: Lafayette

We request for your consideration, a variance to the step back requirements within the Lafayette Sub-district. This sub-district requires a 15' setback to occur between the 4th and 7th stories.

The building proposed is 7 stories high consisting of 3 levels and 1 mezzanine level of above grade structured parking lined with apartments, and 4 levels of apartments above. Full compliance with the setback requirements would have an adverse effect on not only the quality of the apartments, but also on the architecture and financial viability of this project.

To make the project viable a wood structure is designed for the residential floors above the 3rd level concrete podium. Considering this structural system, integrating building setbacks into the fire rated wood framing design can be difficult and costly. Fully conforming to the setback requirements in this sub district would ultimately make this project unfeasible for our client.

The maximum height within this sub-district is 8 stories with an available bonus height of up to 10 stories. The building proposed is only 7 stories high which is significantly less in scale than what could be built on this site.

In order to regulate building scale and preserve desirable qualities at street level, the massing along the longer side of the building (facing 3rd Ave S.) is broken up with elevated courtyards to create relief at the 4th story. These have the effect of lowering the building center of mass and providing maximum light and openness to the street level below. In compliance with the required set back requirements, a 15' recess has been provided at the 7th floor along the facade facing Elm St. and 3rd Ave.



The proposed building adheres to all other DTC standards except for the setback requirements. The scale and height of the proposed building is less than the maximum allowed in this Subdistrict and while one floor is not fully in compliance with the setback requirements, it is minor in its effect. The massing and scale are broken up, punctuated with open courtyards and the recess at the 7th floor.

Taking this all into consideration we feel that the scale and height of this building is appropriate and still in keeping with the intent of the Downtown Code.

Sincerely,

A handwritten signature in blue ink that reads "Steven Belflower".

Steven Belflower, RA, NCARB

LRK

<SB>
pc: <where/who>
Enclosures: < >
document1

4th Avenue South

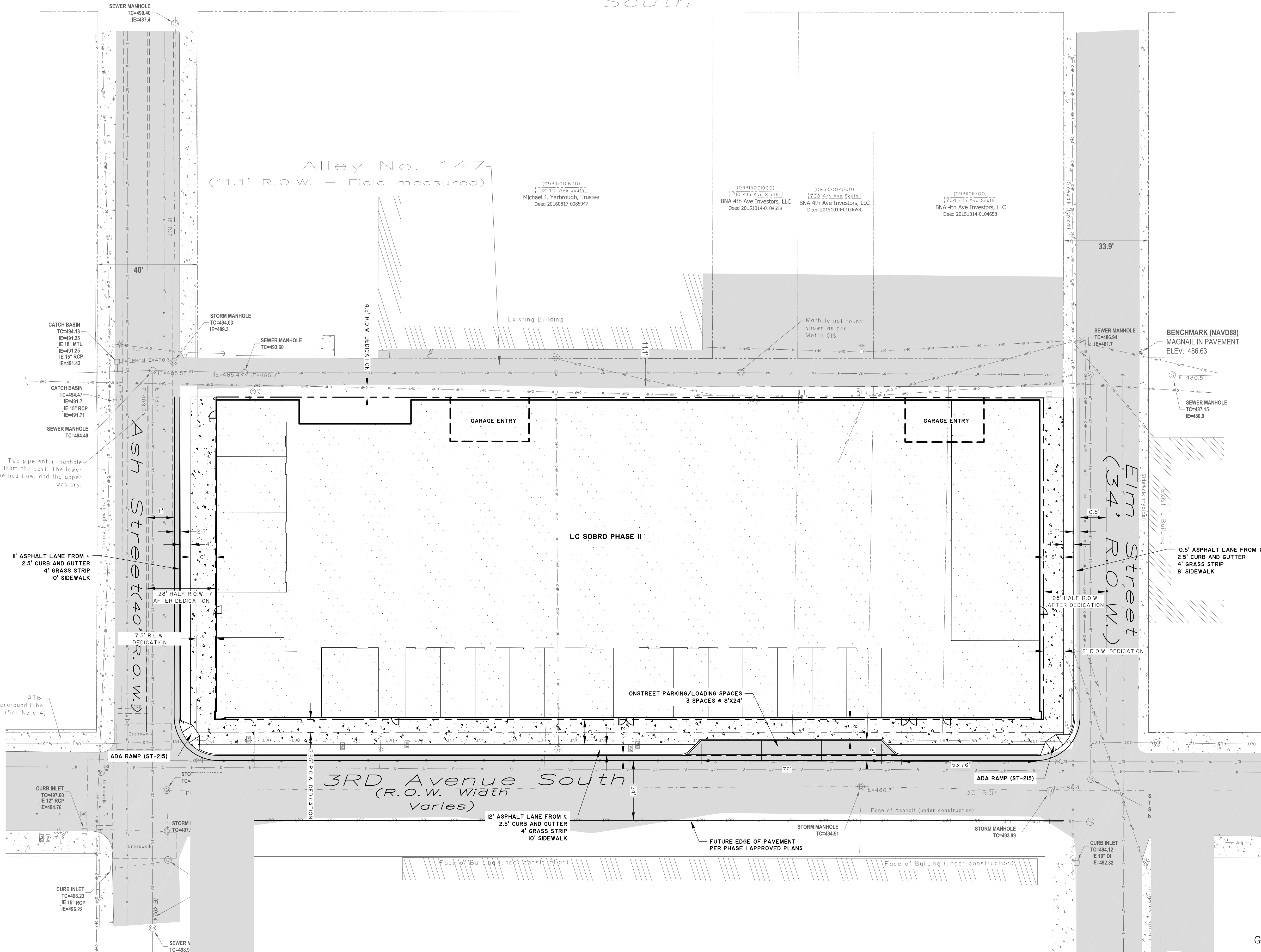
Alley No. 147
(11.1' R.O.W. - Field measured)

(09315001800)
1712 4th Ave South
Michael J. Yarbrough, Trustee
Deed 20160817-0085947

(09315001900)
1710 4th Ave South
BNA 4th Ave Investors, LLC
Deed 20151014-0104658

(09315002000)
1708 4th Ave South
BNA 4th Ave Investors, LLC
Deed 20151014-0104658

(093101700)
1704 4th Ave South
BNA 4th Ave Investors, LLC
Deed 20151014-0104658



Two pipe enter manhole from the east. The lower one had flow, and the upper was dry.

AT&T Underground Fiber (See Note 4)

GARAGE ENTRY

GARAGE ENTRY

LC SOBRO PHASE II

ONSTREET PARKING/LOADING SPACES
3 SPACES • 8'X24'

3RD Avenue South
(R.O.W. Width Varies)

Elm Street
(34' R.O.W.)

Ash Street
(40' R.O.W.)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

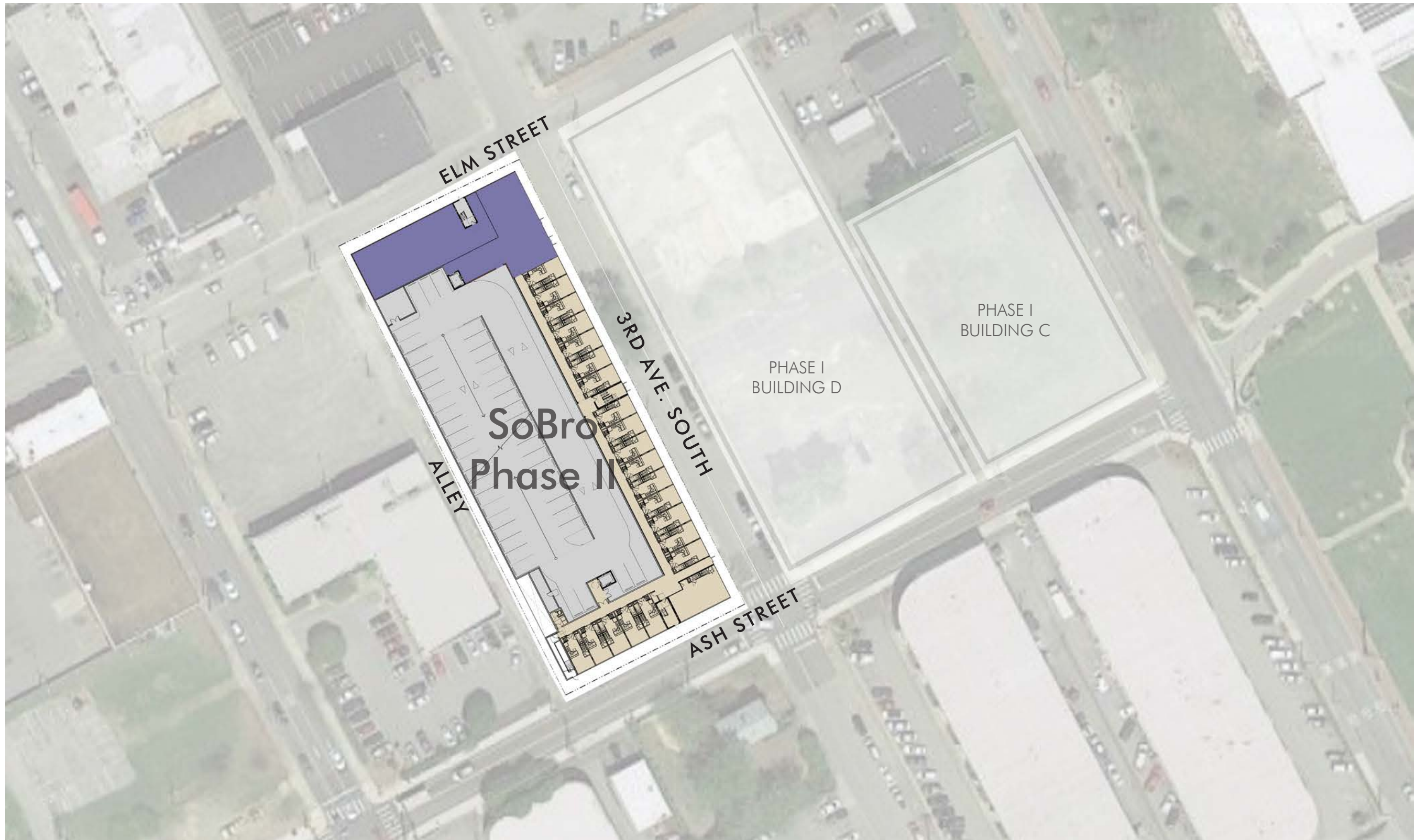
NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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 Nashville, TN 37206 • 615.349.4990
 www.thomasandhutton.com

LIFESTYLE COMMUNITIES
 NASHVILLE, TN
 LC SOBRO - PHASE II
LAYOUT PLAN

JOB NO:	J-28008.0000
DATE:	10/01/2019
DRAWN:	SH
DESIGNED:	AM
REVIEWED:	TT
APPROVED:	
SCALE:	1" = 20'

C1.0



ELM STREET

ALLEY

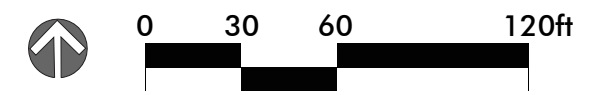
SoBro
Phase II

3RD AVE. SOUTH

ASH STREET

PHASE I
BUILDING D

PHASE I
BUILDING C

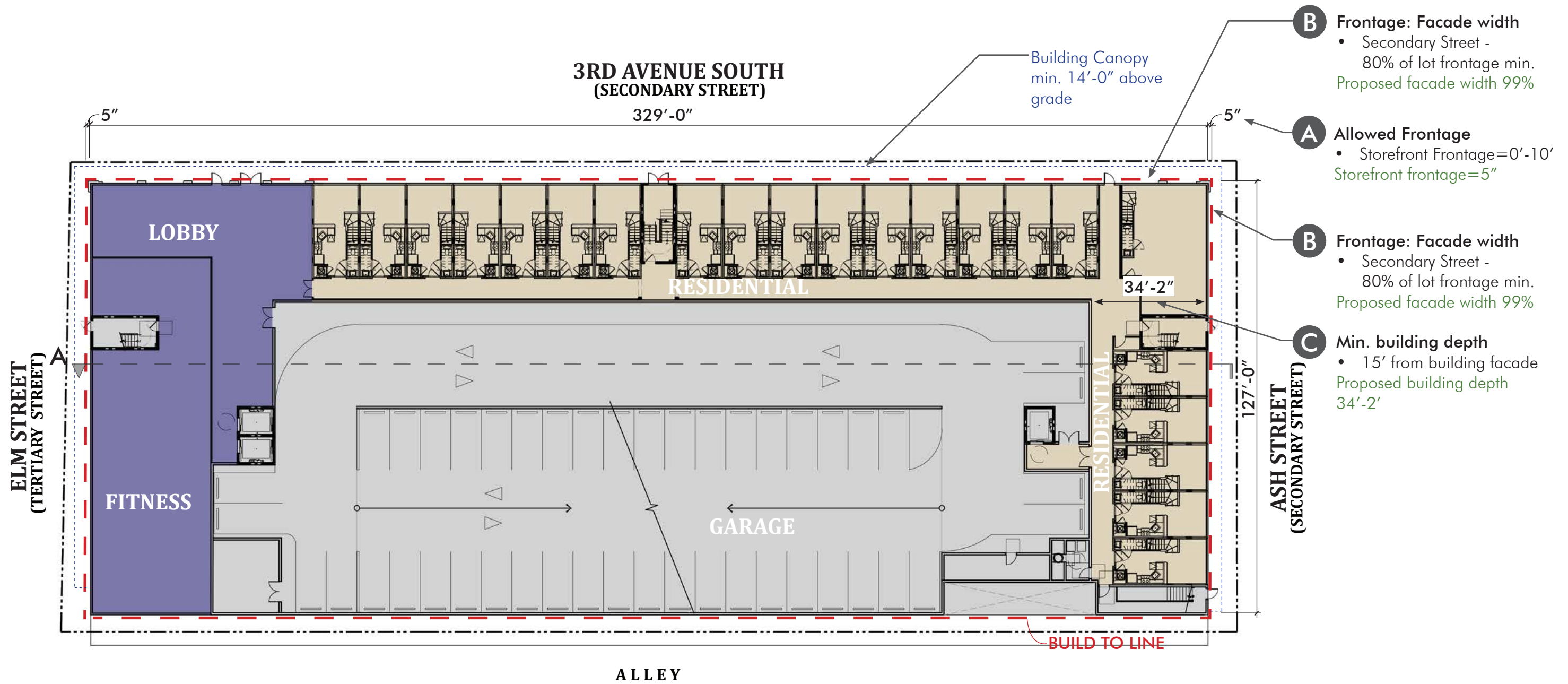


SITE PLAN
OCTOBER 02, 2019

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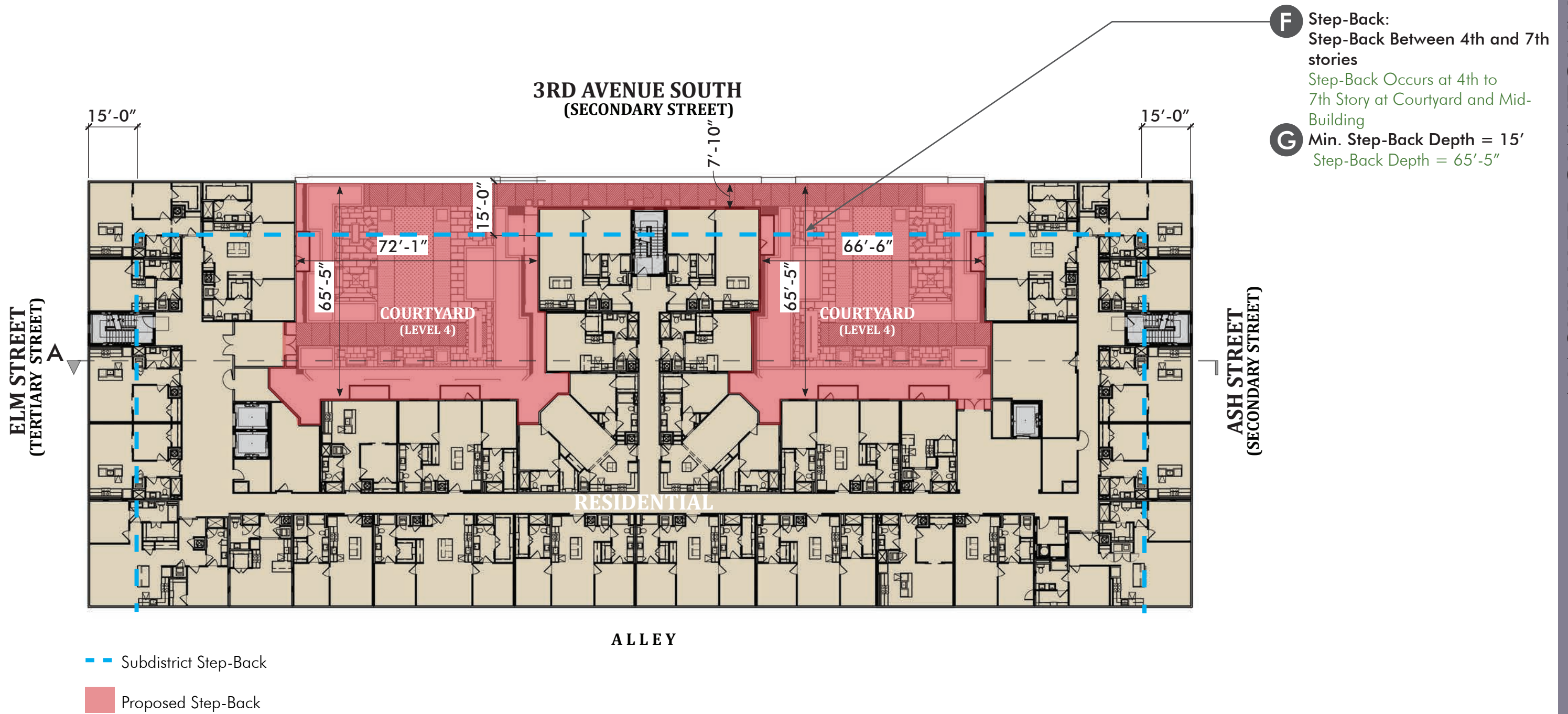
LC. SoBro
NASHVILLE, TN



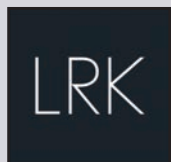


- B** Frontage: Facade width
 - Secondary Street - 80% of lot frontage min. Proposed facade width 99%
- A** Allowed Frontage
 - Storefront Frontage=0'-10'
 - Storefront frontage=5"
- B** Frontage: Facade width
 - Secondary Street - 80% of lot frontage min. Proposed facade width 99%
- C** Min. building depth
 - 15' from building facade Proposed building depth 34'-2'





SCALE 1" = 30'

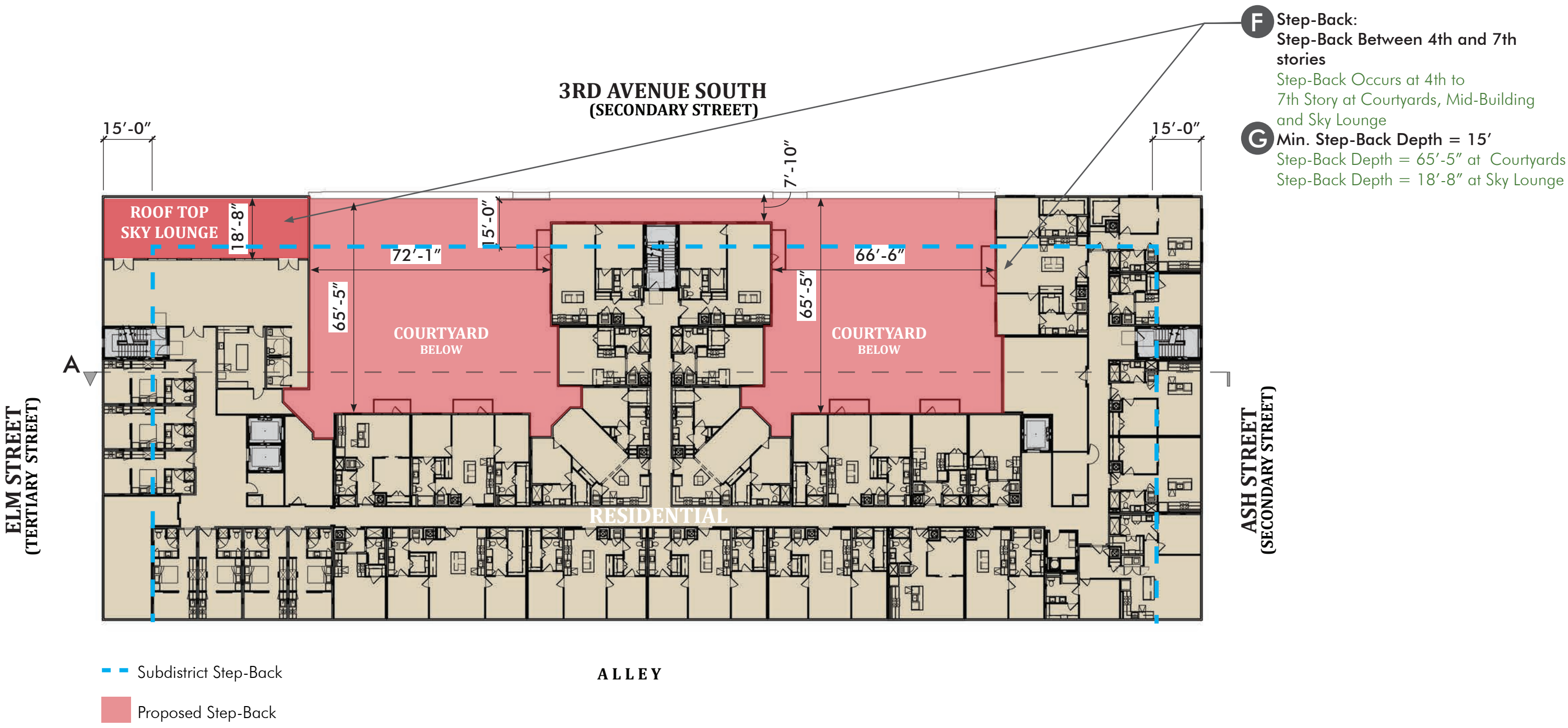


LEVELS FOUR TO SIX
OCTOBER 02, 2019

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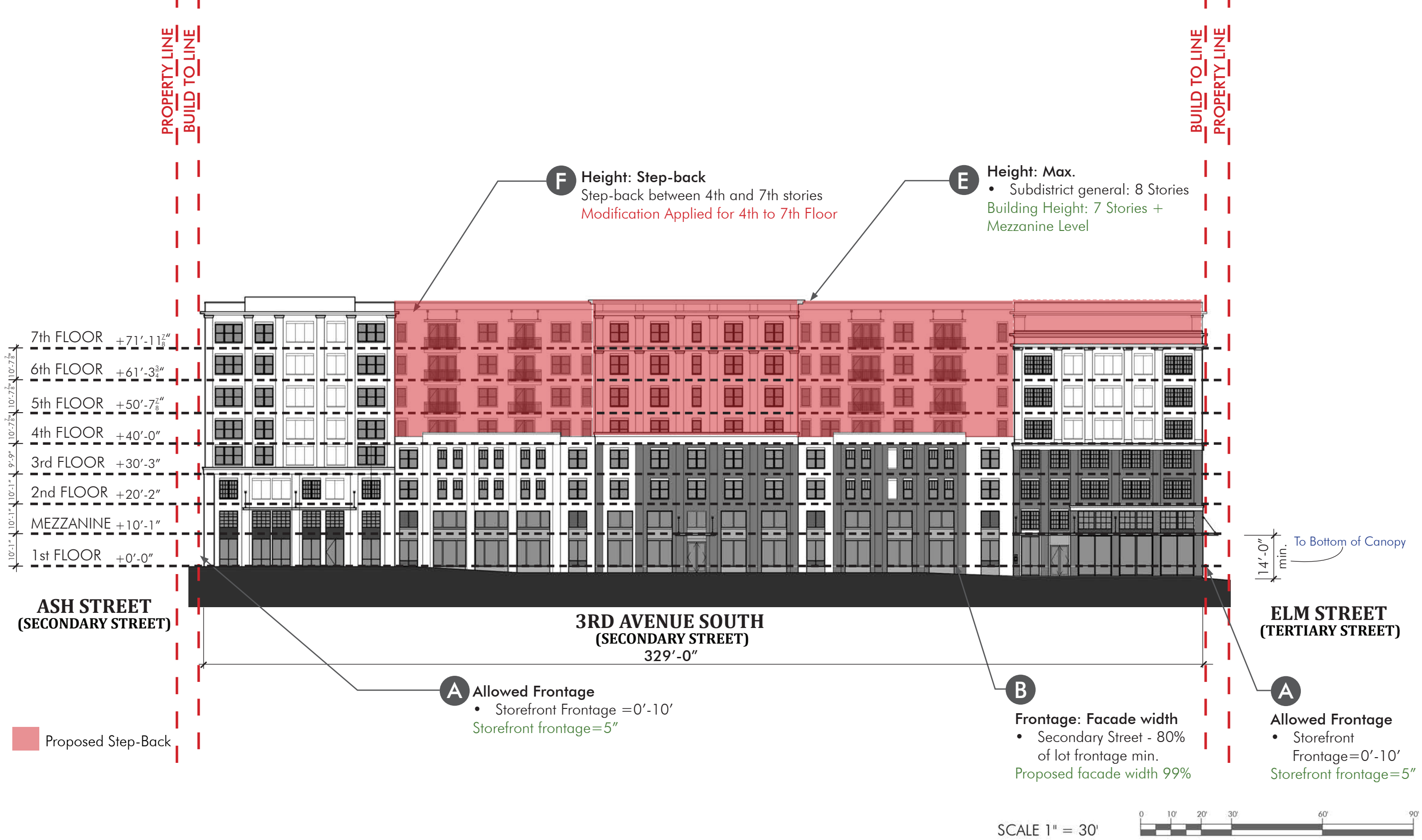
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SCALE 1" = 30'



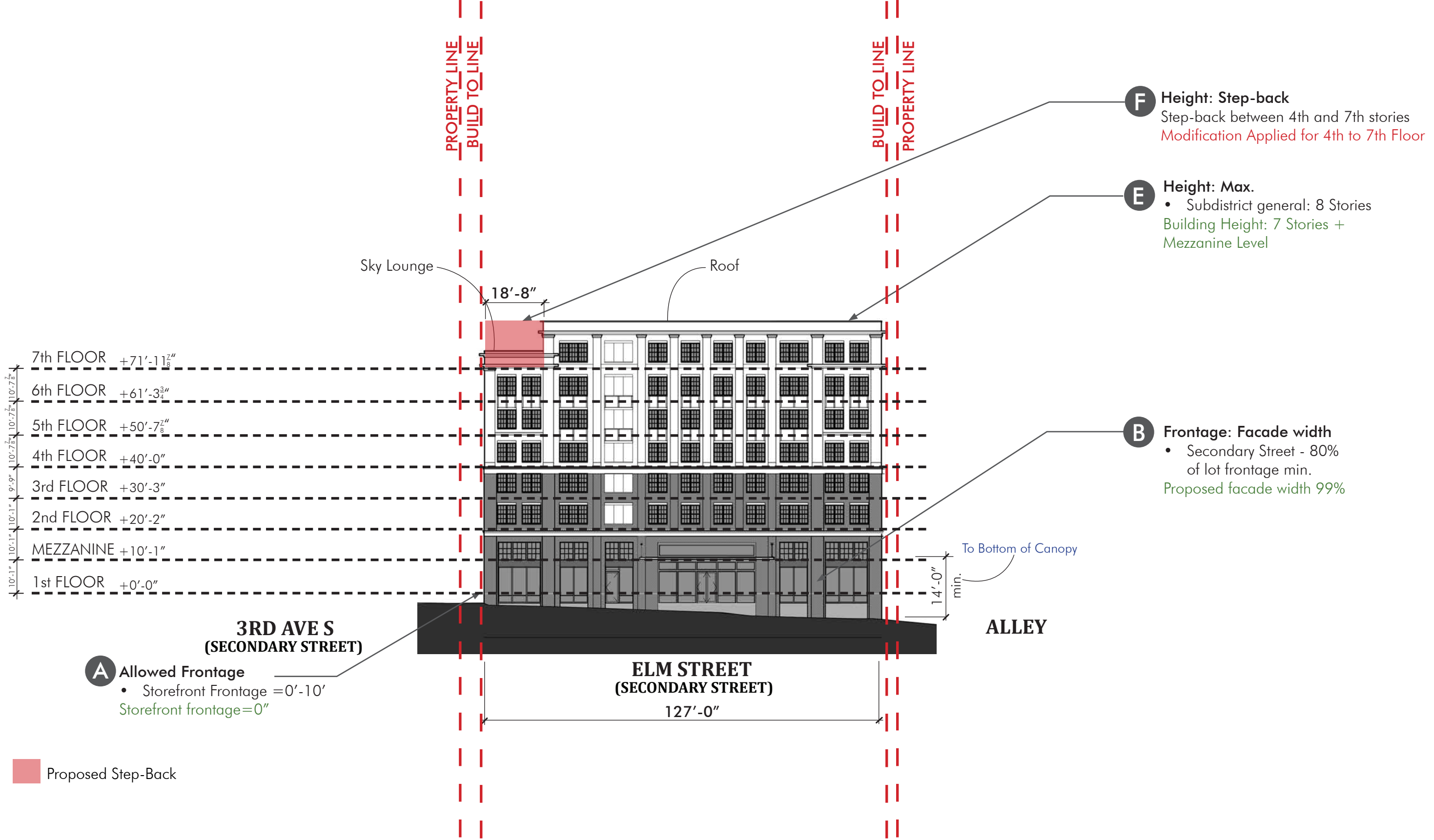


3RD AVENUE SOUTH
OCTOBER 02, 2019

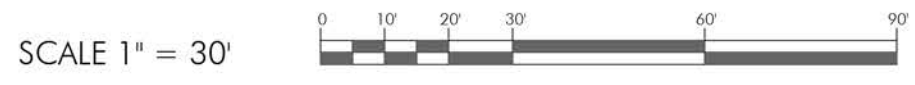
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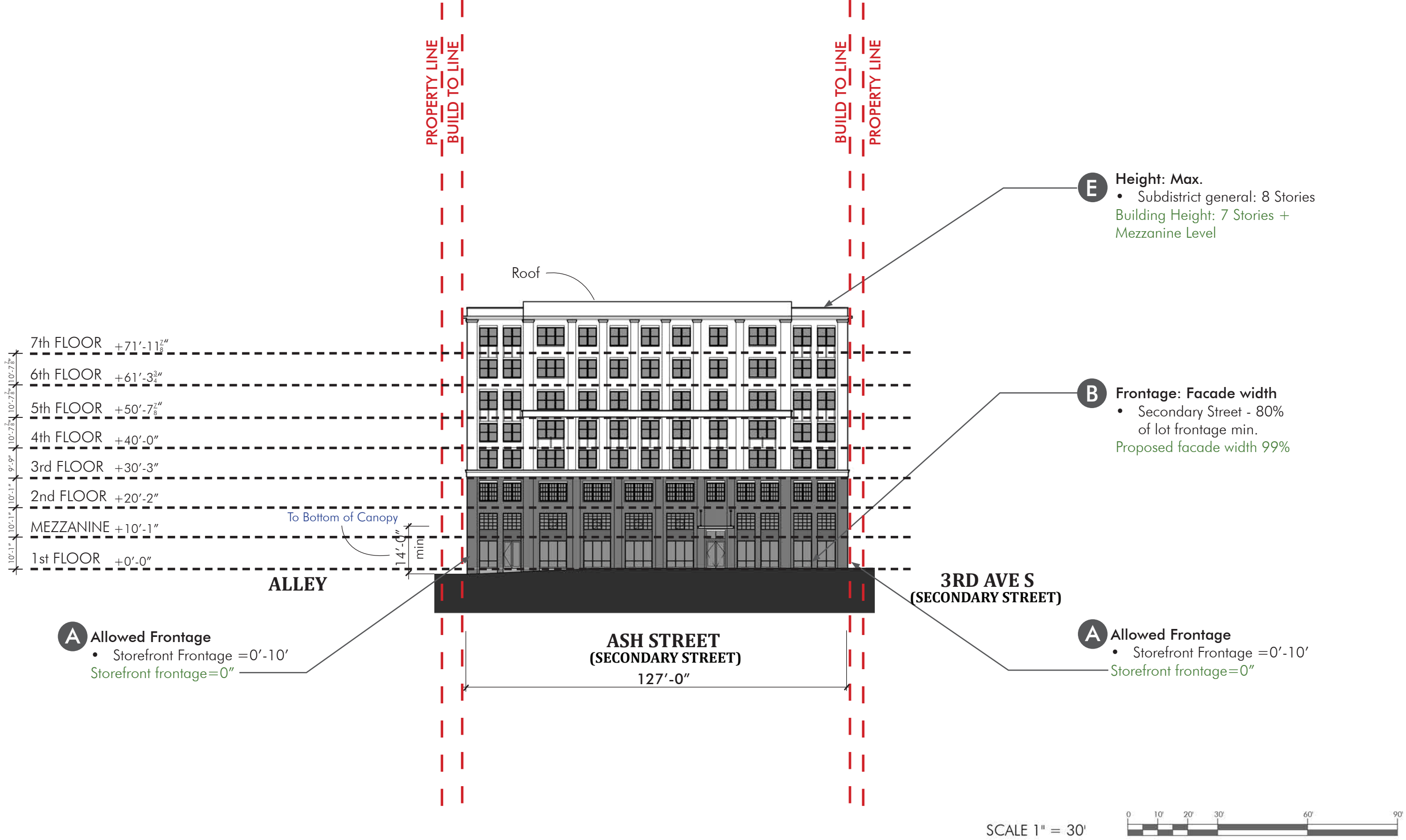
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Proposed Step-Back



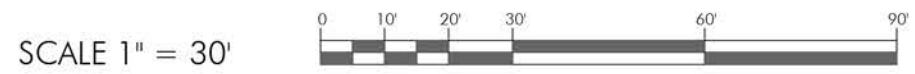
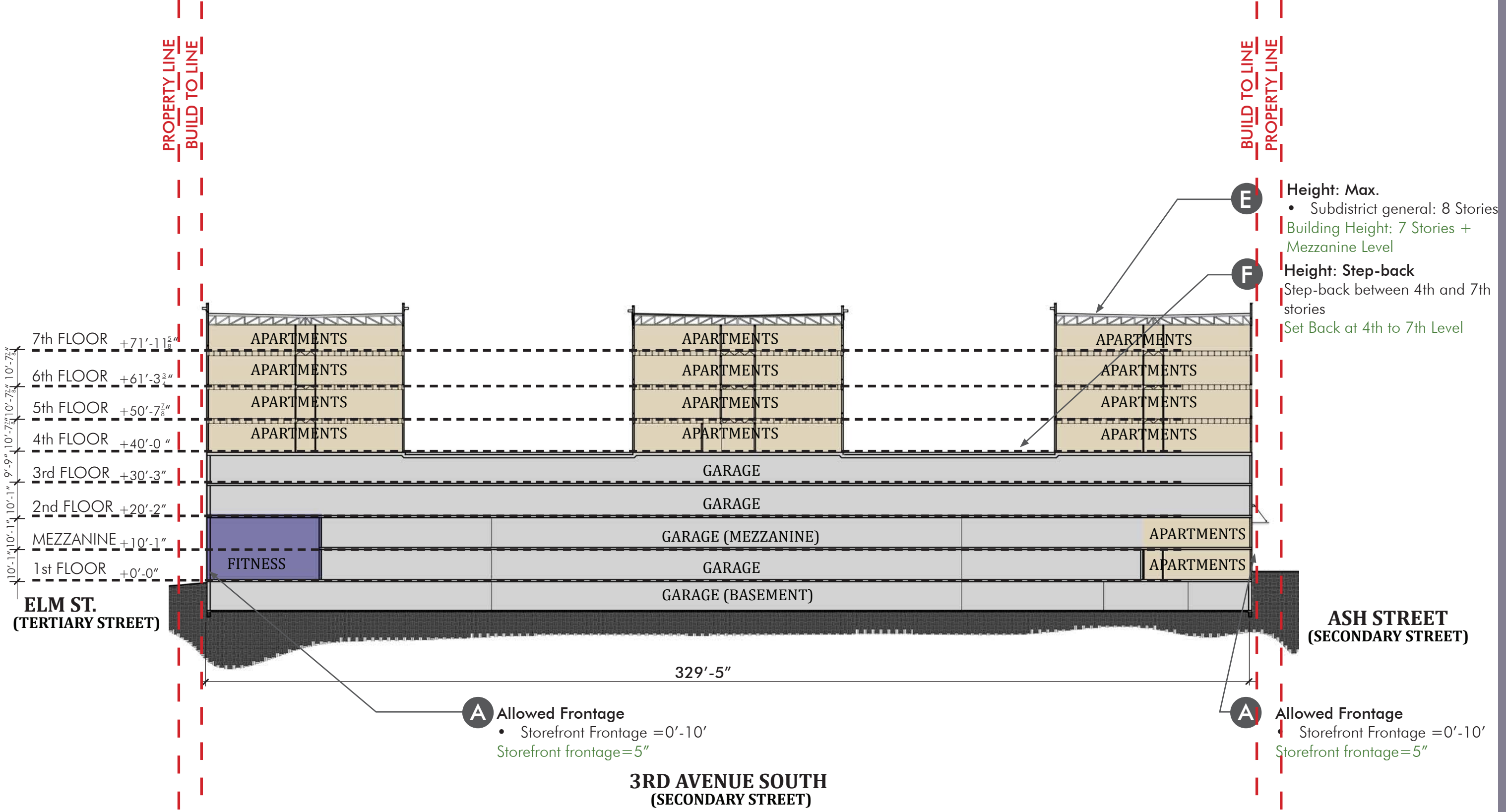


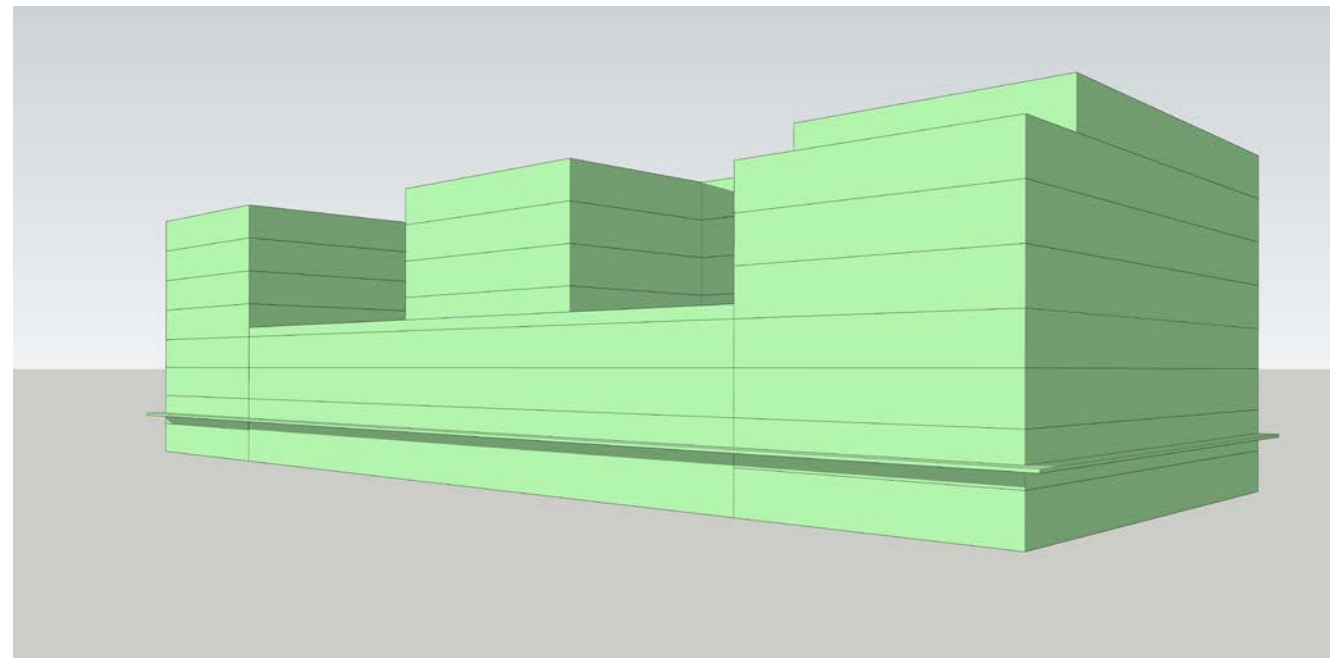
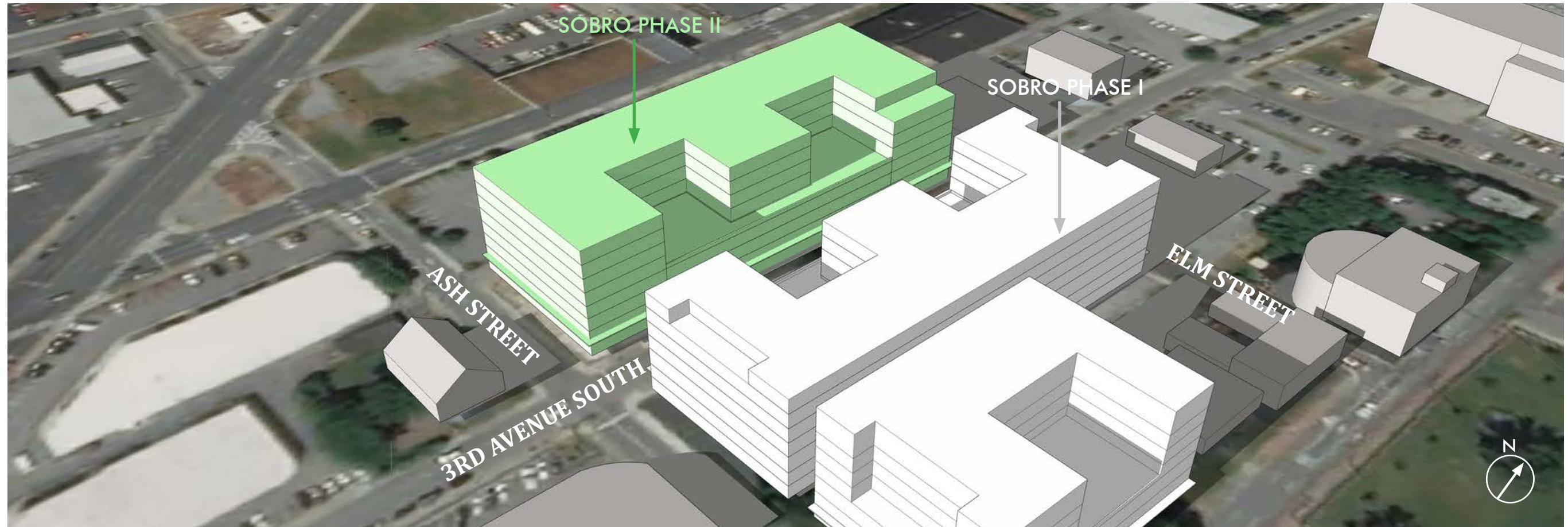
ASH STREET
OCTOBER 02, 2019

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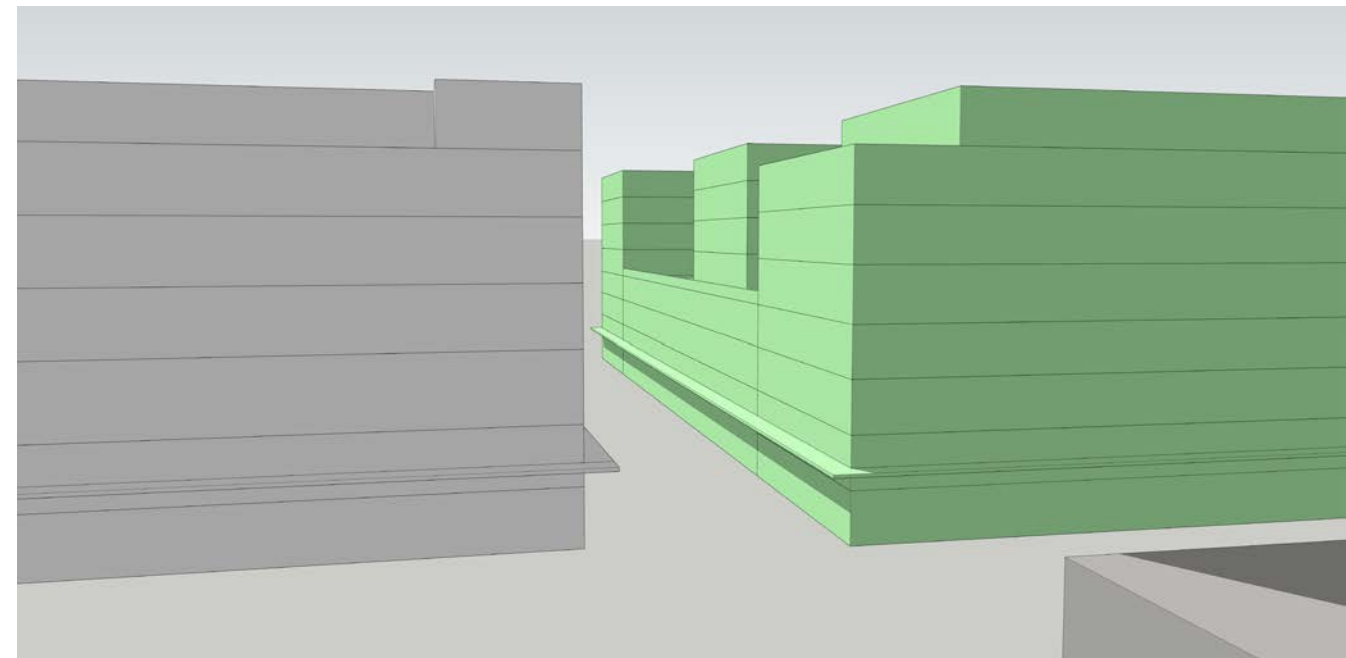
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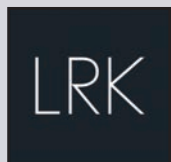




3RD AVENUE SOUTH



ELM STREET LOOKING SOUTH

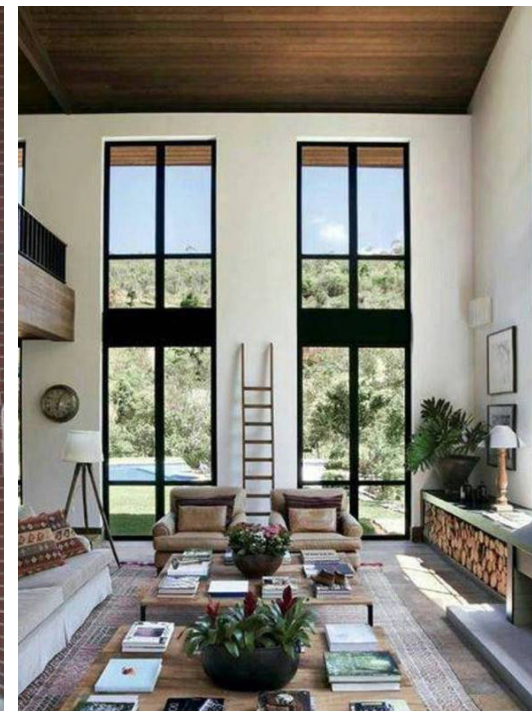
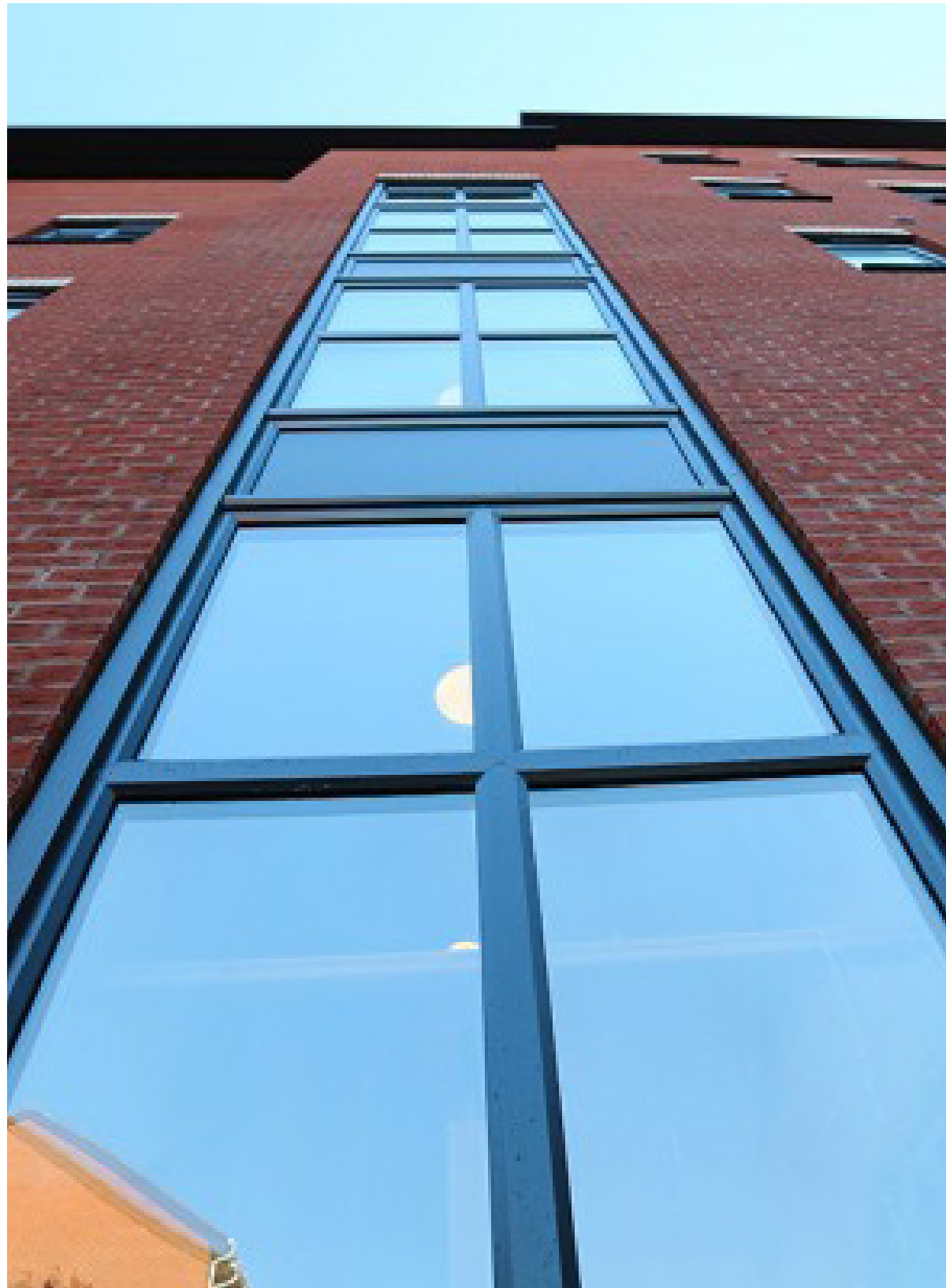


3D VIEWS
OCTOBER 02, 2019

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STOREFRONT SPIRIT IMAGES
OCTOBER 02, 2019

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