

# 19VARIANCE1029

## Bardstown Road Variance



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

**Zach Schwager, Planner I**

**May 20, 2019**

# Request

- **Variance:** from Land Development Code section 5.2.3.D.3.c to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Rear Yard	5 ft.	2 ft. 11 in.	2 ft. 1 in.

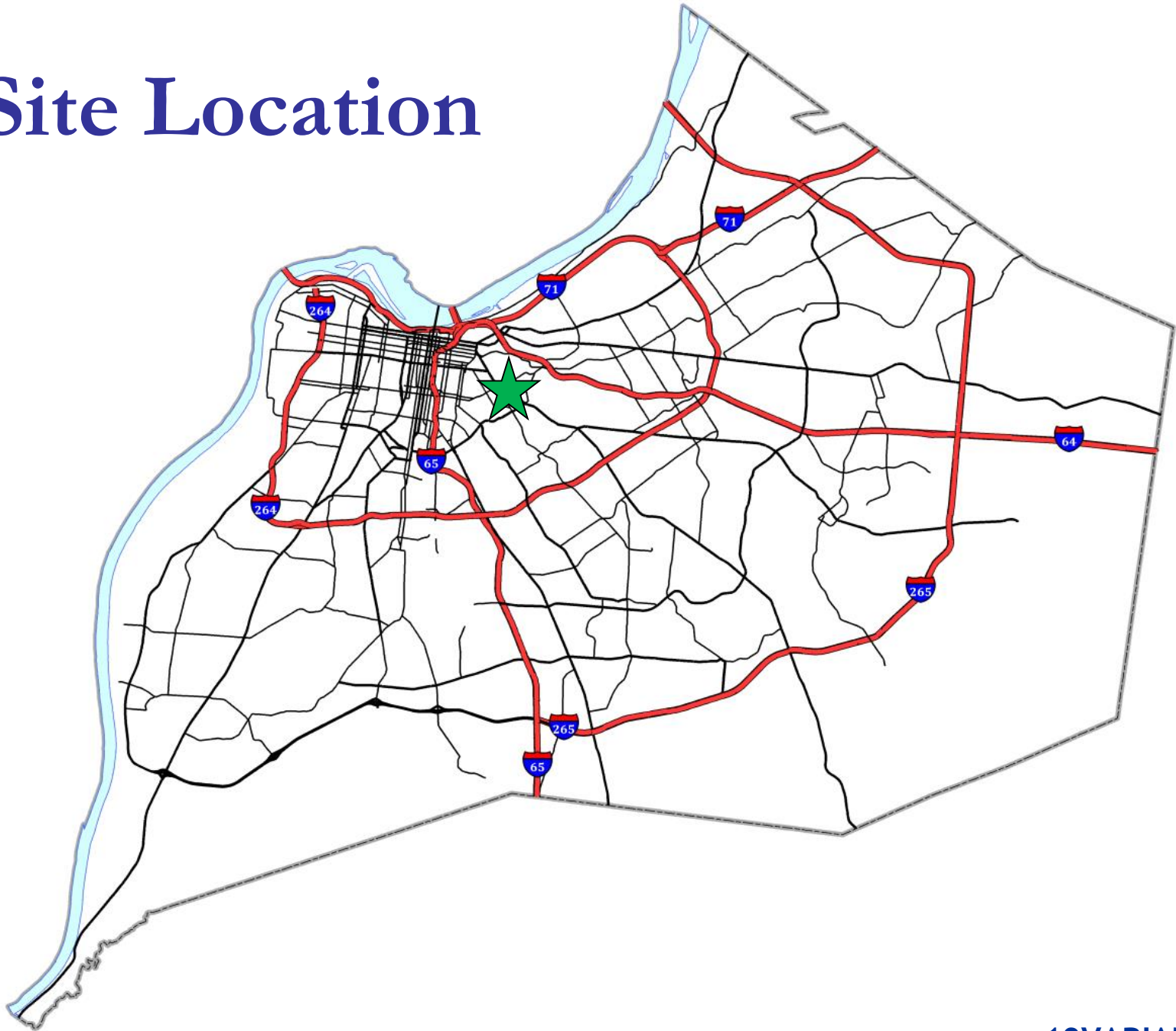
# Case Summary / Background

- The subject property is located in the Tyler Park neighborhood and in the Bardstown Road Overlay District, along the west side of Bardstown Road at the intersection with Lucia Avenue.
- The applicant is proposing a rear addition that will encroach into the rear yard setback.

# Case Summary / Background

- The proposed addition has received approval from Urban Design staff under case number 19BROD1004.
- BOZA approved a related variance request under case number 18VARIANCE1035 on May 7, 2018.

# Site Location



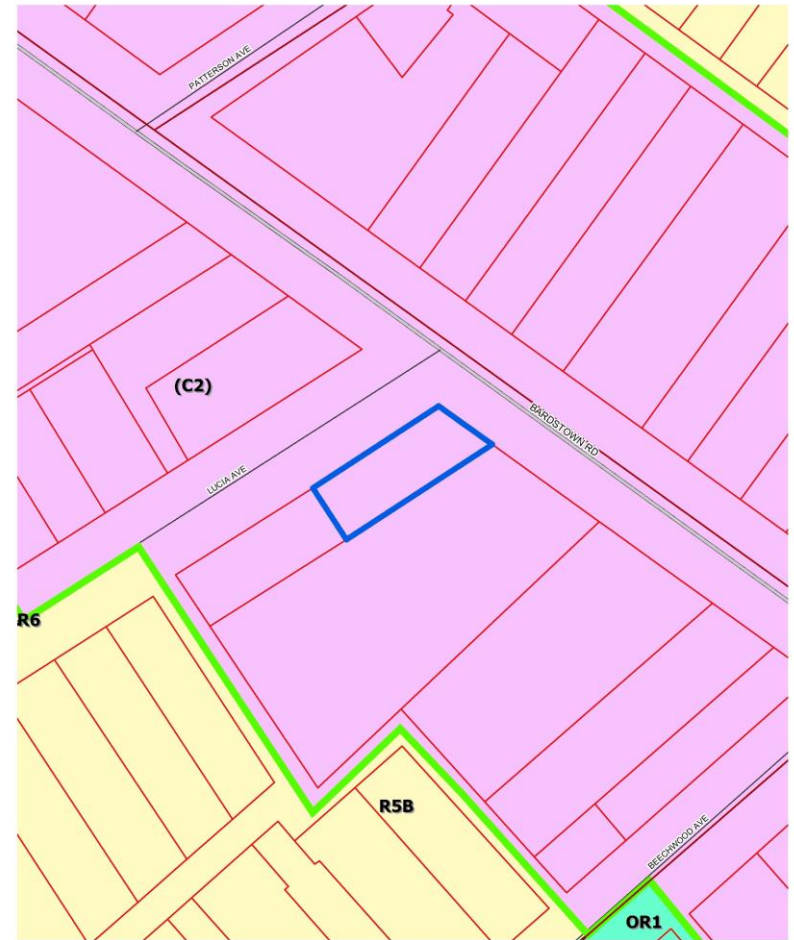
# Zoning/Form Districts

## Subject Property:

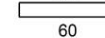
- Existing: C-2/Traditional Marketplace Corridor

## Adjacent Properties:

- North: C-2/Traditional Marketplace Corridor
- South: C-2/Traditional Marketplace Corridor
- East: C-2/Traditional Marketplace Corridor
- West: C-2/Traditional Marketplace Corridor



1200 Bardstown Road  
feet



60  
Map Created: 5/9/2019



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# Aerial Photo/Land Use

## Subject Property:

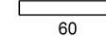
- Existing: Commercial
- Proposed: Commercial

## Adjacent Properties:

- North: Commercial/Multi-Family Residential
- South: Multi-Family Residential
- East: Commercial/Multi-Family Residential
- West: Multi-Family Residential



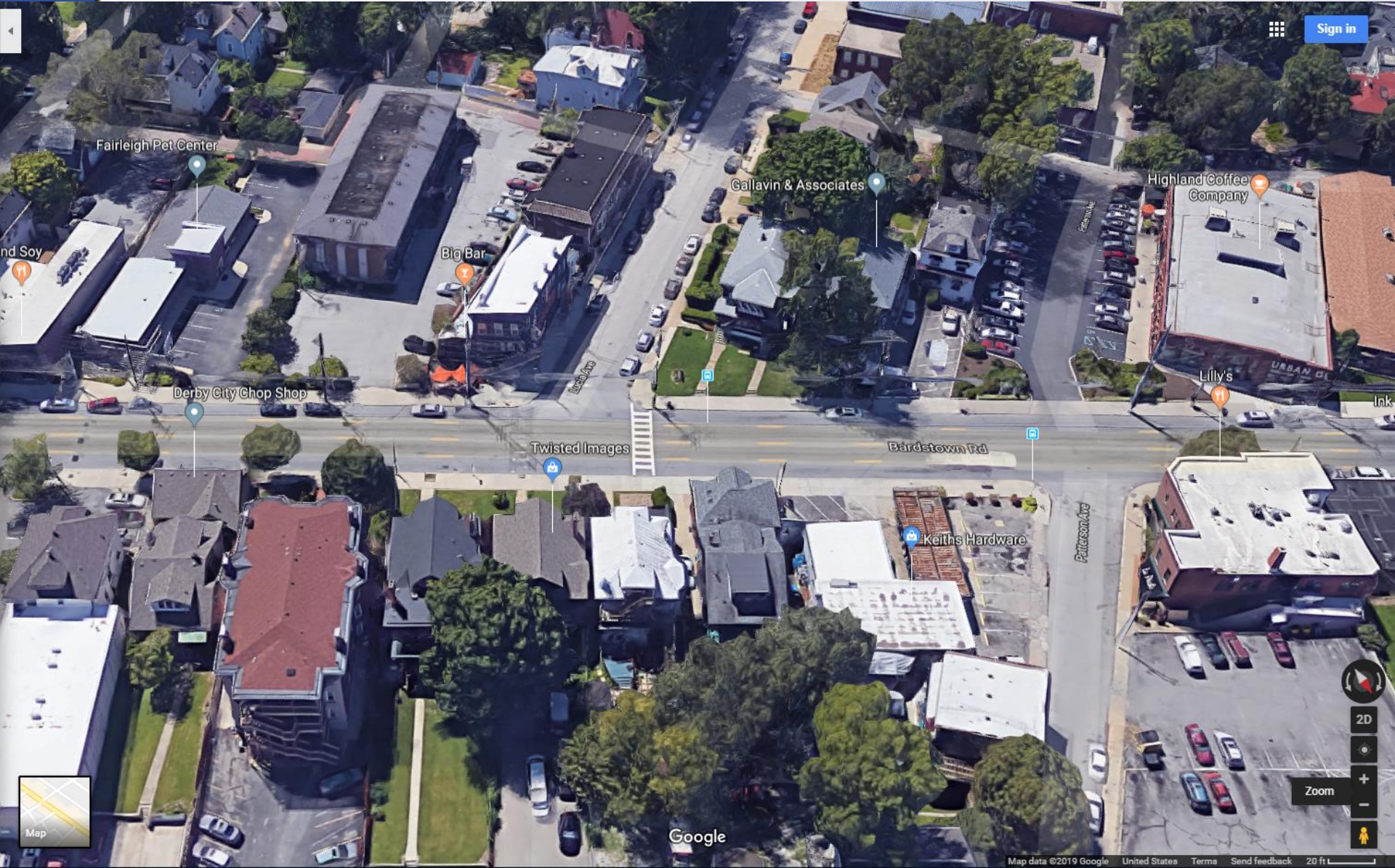
1200 Bardstown Road  
feet



60  
Map Created: 5/9/2019



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# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

# Required Action

- **Variance:** from Land Development Code section 5.2.3.D.3.c to allow a structure to encroach into the required rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
Rear Yard	5 ft.	2 ft. 11 in.	2 ft. 1 in.