

# 18VARIANCE1035 Big Bar Expansion



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

**Dante St. Germain, Planner I**

**May 7, 2018**

# Requests

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Rear Yard Setback	5 ft.	0 ft.	5 ft.

# Case Summary / Background

- The subject property is located in the Tyler Park neighborhood and in the Bardstown Road Overlay District.
- The principal structure does not currently extend to the rear of the lot.
- The applicant proposes to expand the principal structure to the rear and build a second-story addition, encroaching into the rear yard setback.

# Case Summary / Background

## Previous Cases on Site

- 17234-BR - the façade of the principal structure was renovated to include brick and roll-up doors
- 16BROD1002 - a fence was installed along the side of the patio
- 18BROD1003 - the proposed renovation requiring the present variance was approved and granted an Overlay Permit

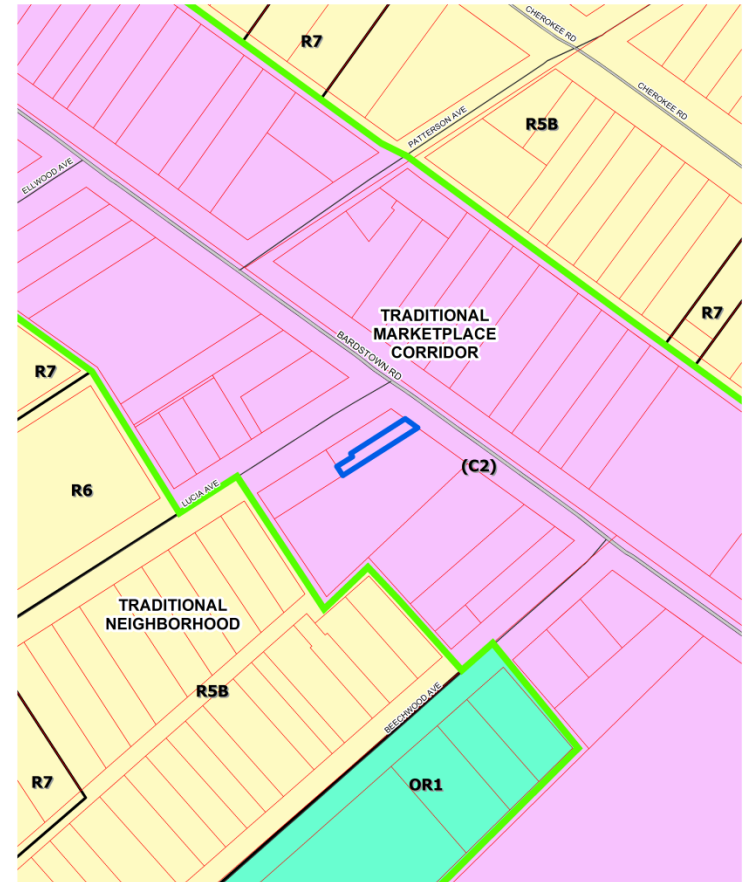
# Zoning/Form Districts

## 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



1202 Bardstown Road  
feet

110  
Map Created: 4/24/2018



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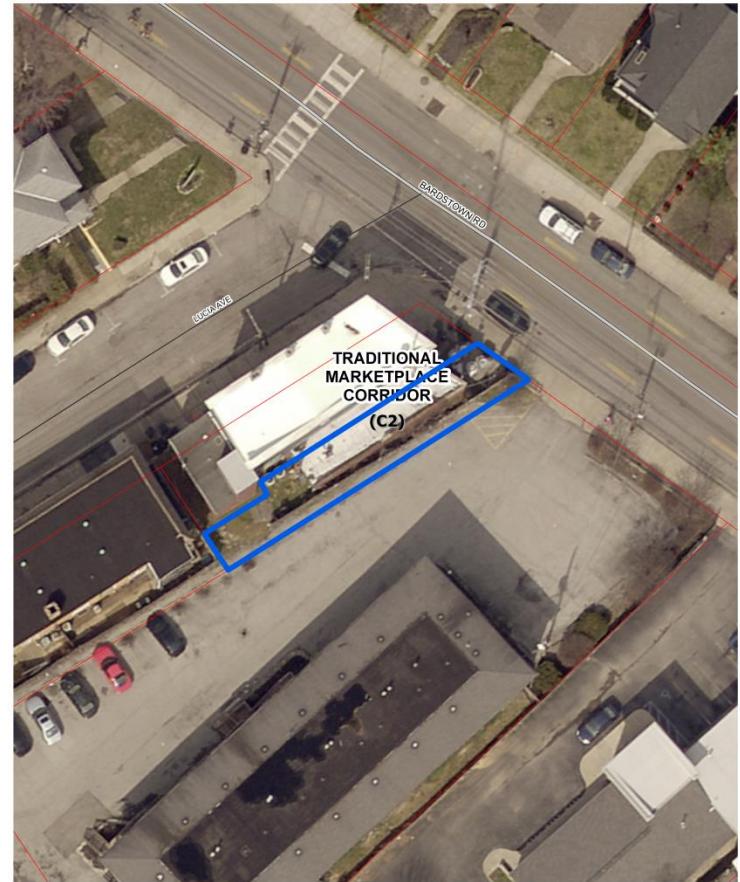
# Aerial Photo/Land Use

## Subject Property:

- Existing: Commercial (Bar)

## Adjacent Properties:

- North: Commercial & Multi Family Residential
- South: Multi Family Residential
- East: Commercial & Multi Family Residential
- West: Multi Family & Single Family Residential



1202 Bardstown Road  
feet



Map Created: 4/24/2018



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# Site Photos-Subject Property



The front of the subject property and the property to the right.

# Site Photos-Subject Property



The property to the left of the subject property.



# Site Photos-Subject Property



The properties across Bardstown Road.

# Site Photos-Subject Property



The rear yard of the property, shared with the neighbor, is elevated above grade.

# Site Photos-Subject Property



The elevated rear yard.

# Site Photos-Subject Property



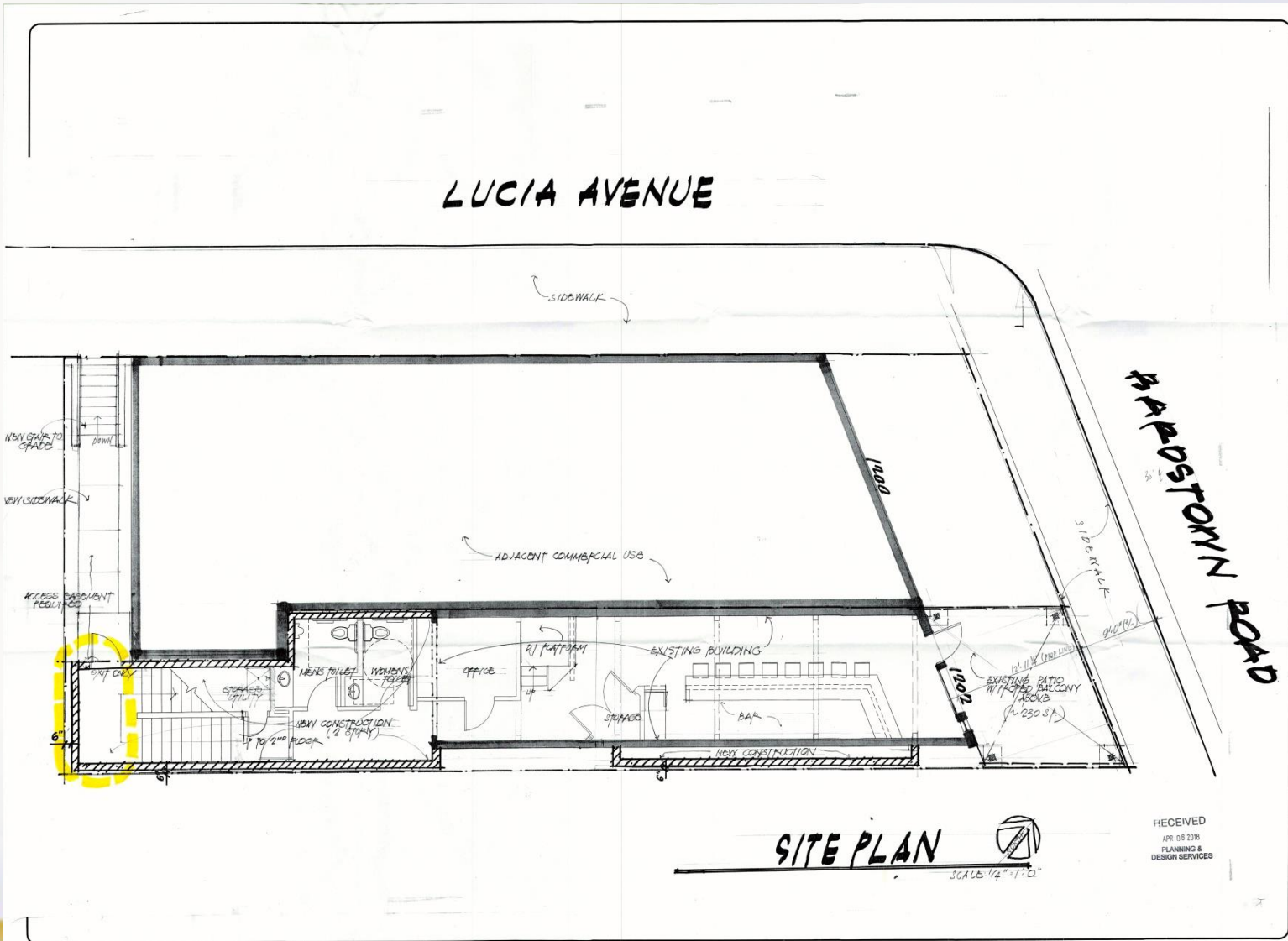
The rear yard as seen looking toward Lucia Avenue.

# Site Photos-Subject Property



The rear of the property where the expansion is proposed to take place.

# Site Plan



DATE: 02/26/18  
JOB NO: 1035  
DESIGNER: P. SMITH  
CHECKER:

**BIG BAR**  
1202 BARDSTOWN RD  
LOUISVILLE, KY 40204

Ben Palmer-Ball, Jr.  
Architect  
8203 Watport Rd  
Louisville, KY 40222  
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SHEET NUMBER  
**61.0**

18Variance 1035

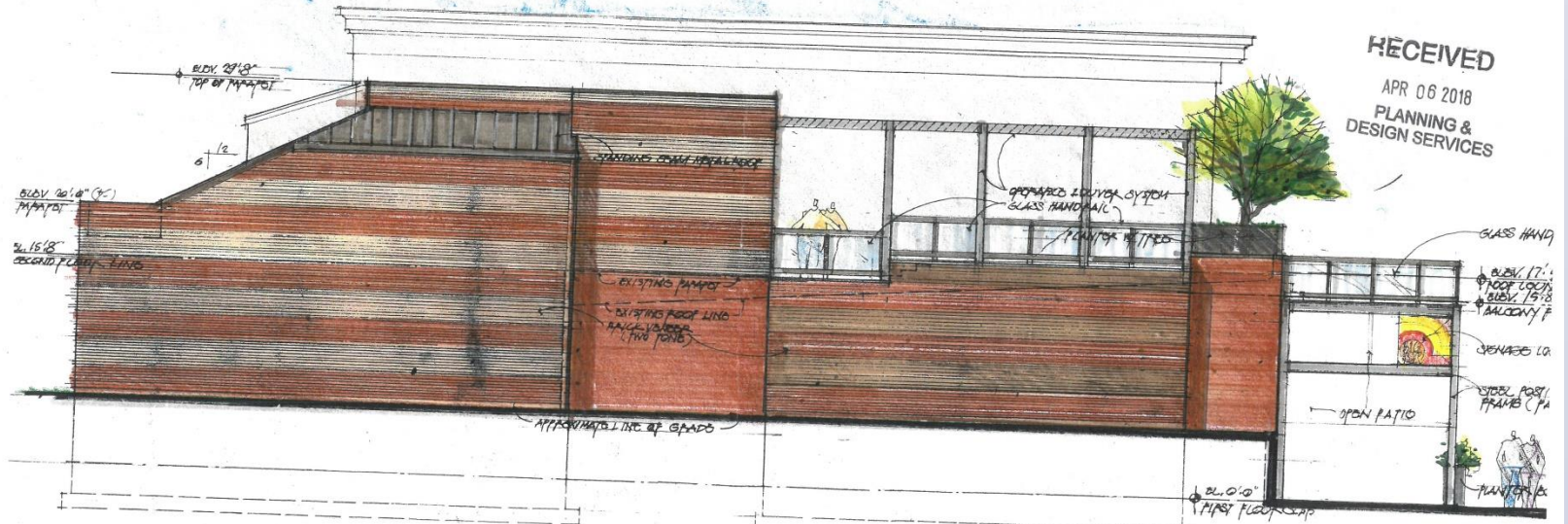
# Elevations



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DESIGN SERVICES

18Variance 1035

# Elevations



**SOUTH/SIDE ELEVATION**



18 Variance 1035



# Elevations



# Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code, from table 5.2.2 to allow a structure to encroach into the required rear yard setback.

# Required Actions

- **Variance:** from Land Development Code table 5.2.2 to allow a structure to encroach into the required rear yard setback. Approve/Deny

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Rear Yard Setback	5 ft.	0 ft.	5 ft.