

26-VARIANCE-0055

Swig Parking Lot

6402 Bardstown Rd

**Board of Zoning Adjustment
Monday, June 1, 2026**

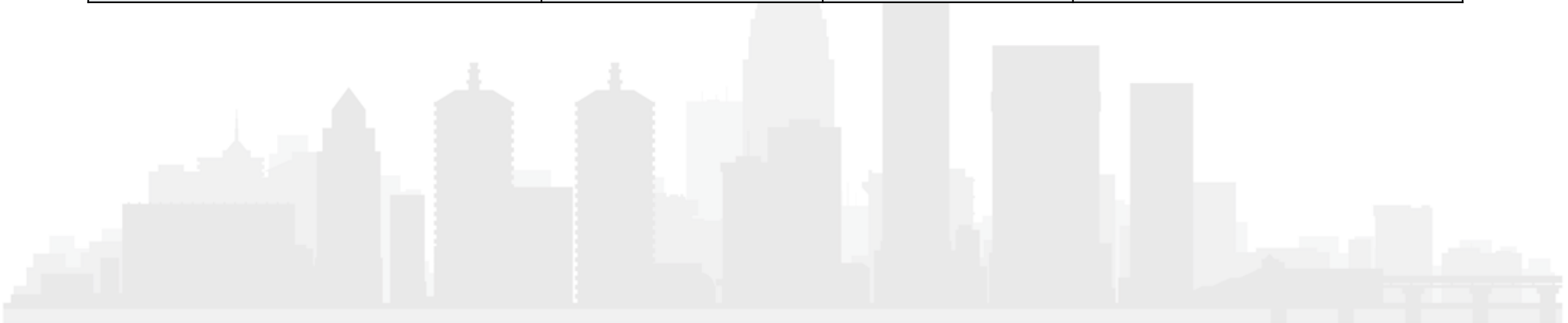
Case Manager: Abby Bills

REQUESTS



- **Variance** from Land Development Code Section 5.1.12.A.2.a to allow a parking lot to encroach in the front yard infill setback.

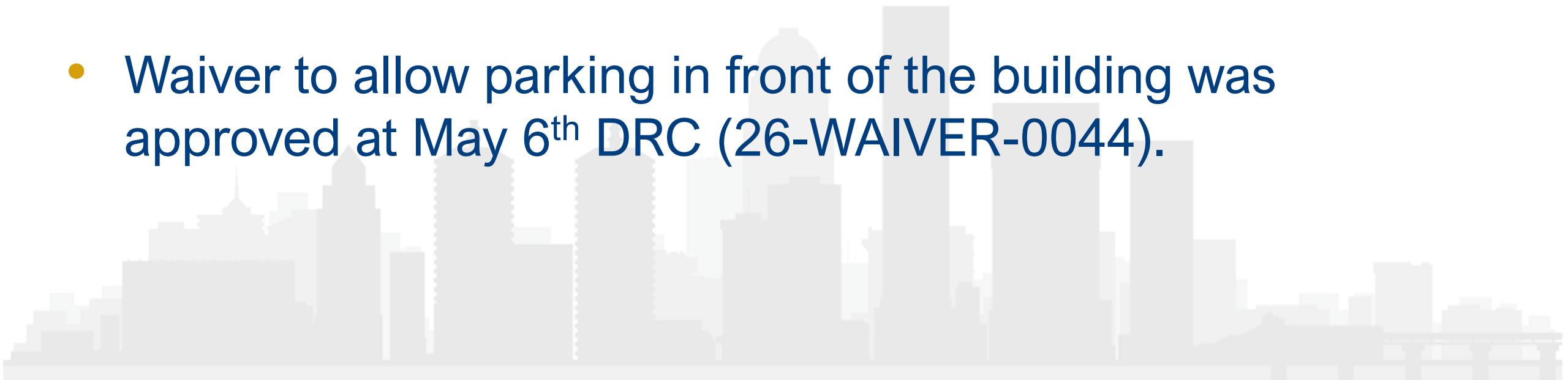
Location	Requirement	Request	Variance
Front Yard Infill	51 ft.	16 ft.	35 ft.

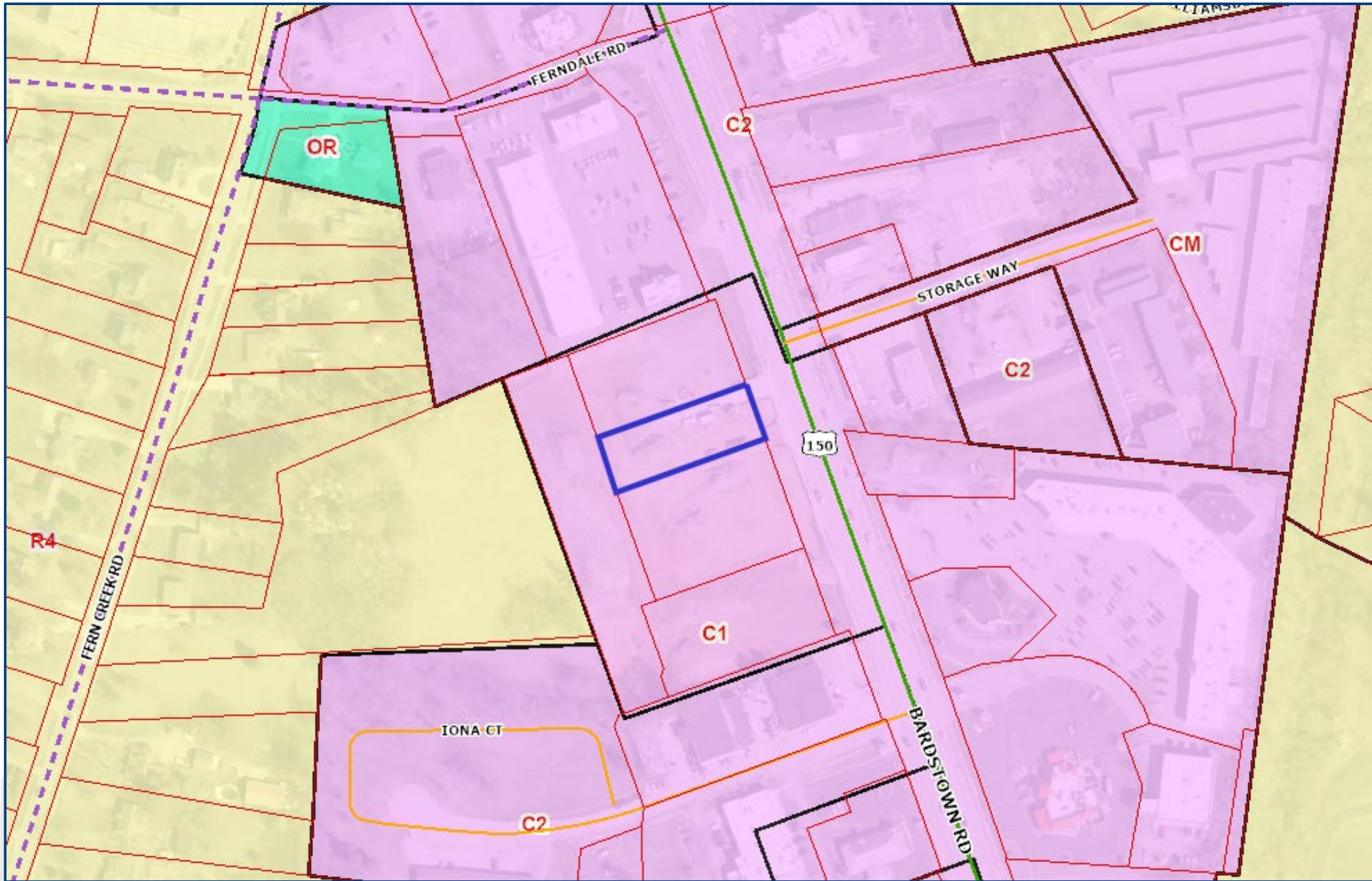


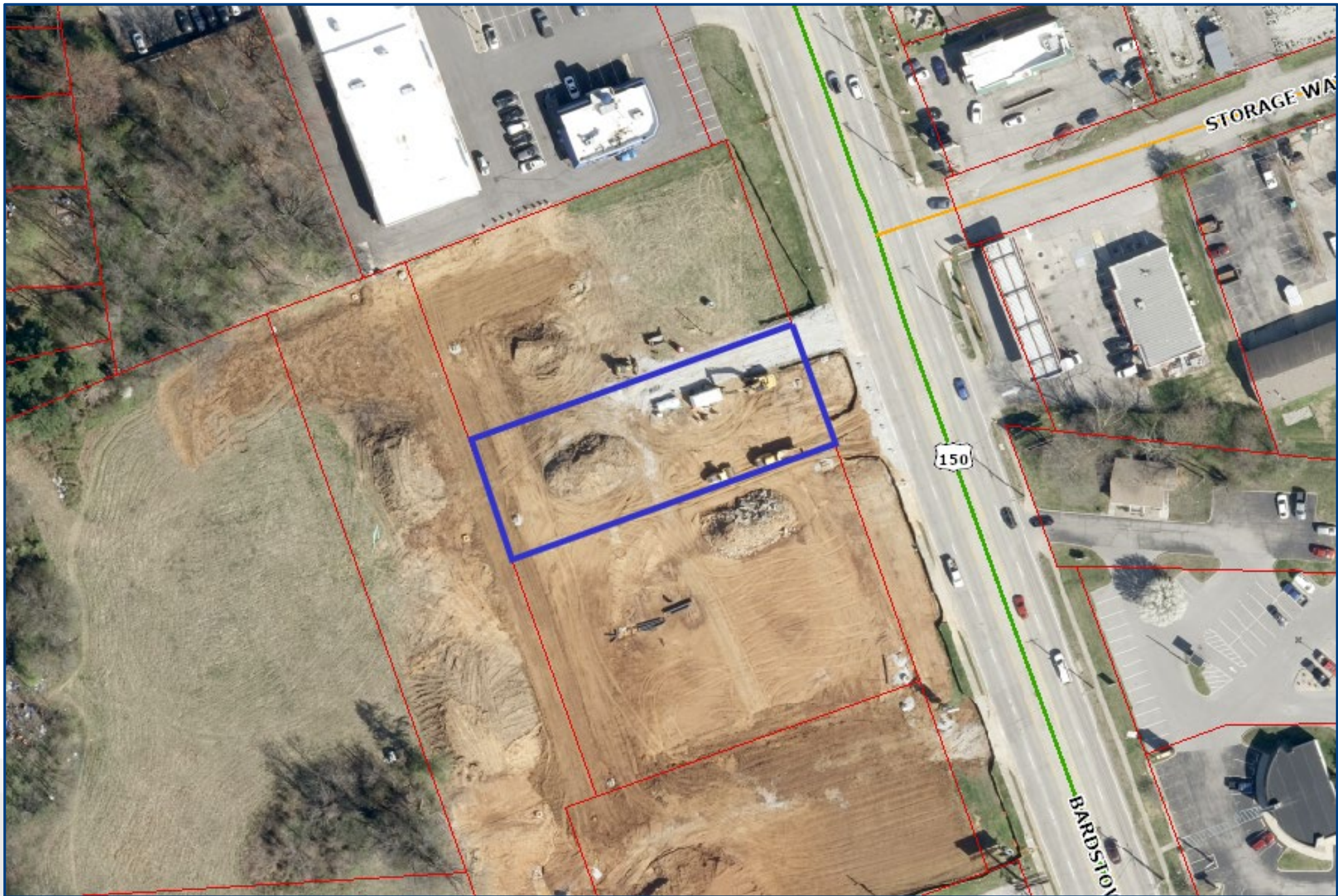
CASE SUMMARY



- Approximately 0.5 acres, zone C-1 Commercial in the Town Center Form District
- Applicant is proposing to construct a Swig with 8 parking spaces; 6 spaces are located in the front yard infill setback.
- Waiver to allow parking in front of the building was approved at May 6th DRC (26-WAIVER-0044).







SUBJECT PROPERTY

VIEW FROM BARDSTOWN RD





ADJACENT PROPERTIES

ACROSS BARDSTOWN RD

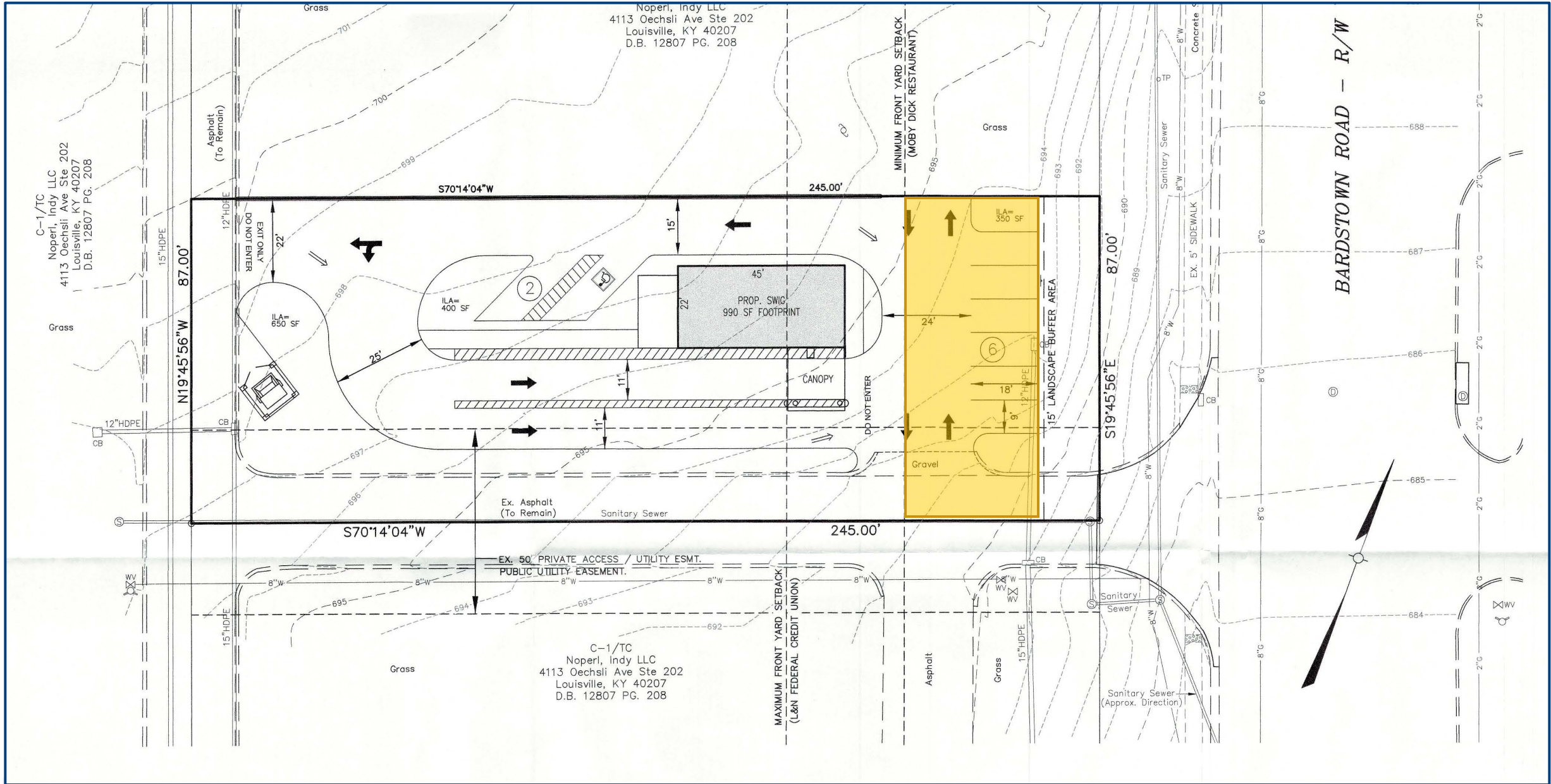


C-1/TC
Noperl, Indy LLC
4113 Oechsli Ave Ste 202
Louisville, KY 40207
D.B. 12807 PG. 208

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BARDSTOWN ROAD - R/W



STAFF FINDINGS



The requested Variance is adequately justified for approval based on staff's analysis contained in the standard of review



Strict application of the provisions of the regulations would deprive the applicant of reasonable use of the land



REQUIRED ACTIONS



- **APPROVE** or **DENY** the Variance from Land Development Code Section 5.1.12.A.2.a to allow a parking lot to encroach in the front yard infill setback.

