

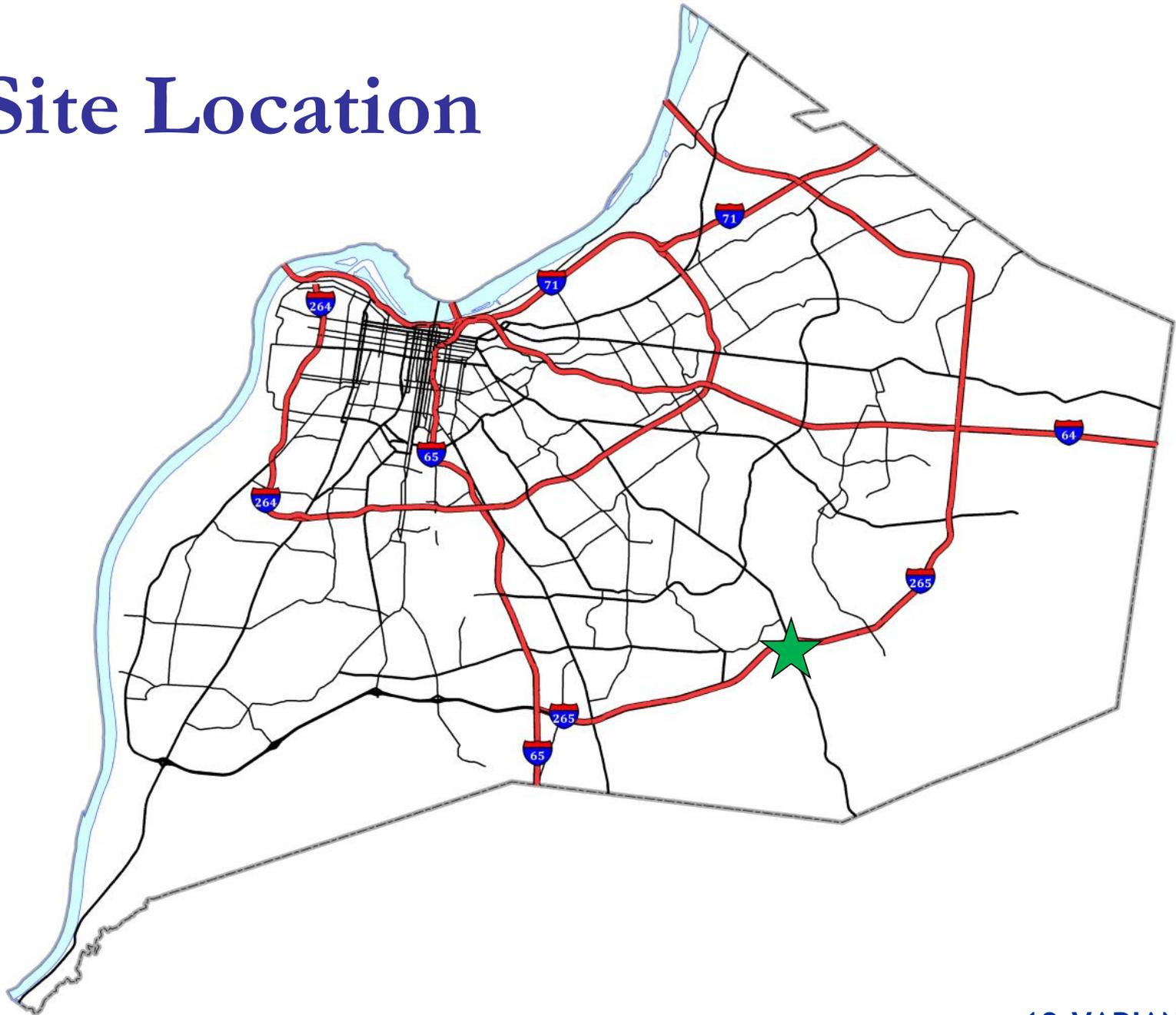
19-VARIANCE-0063
7931 Bardstown Road



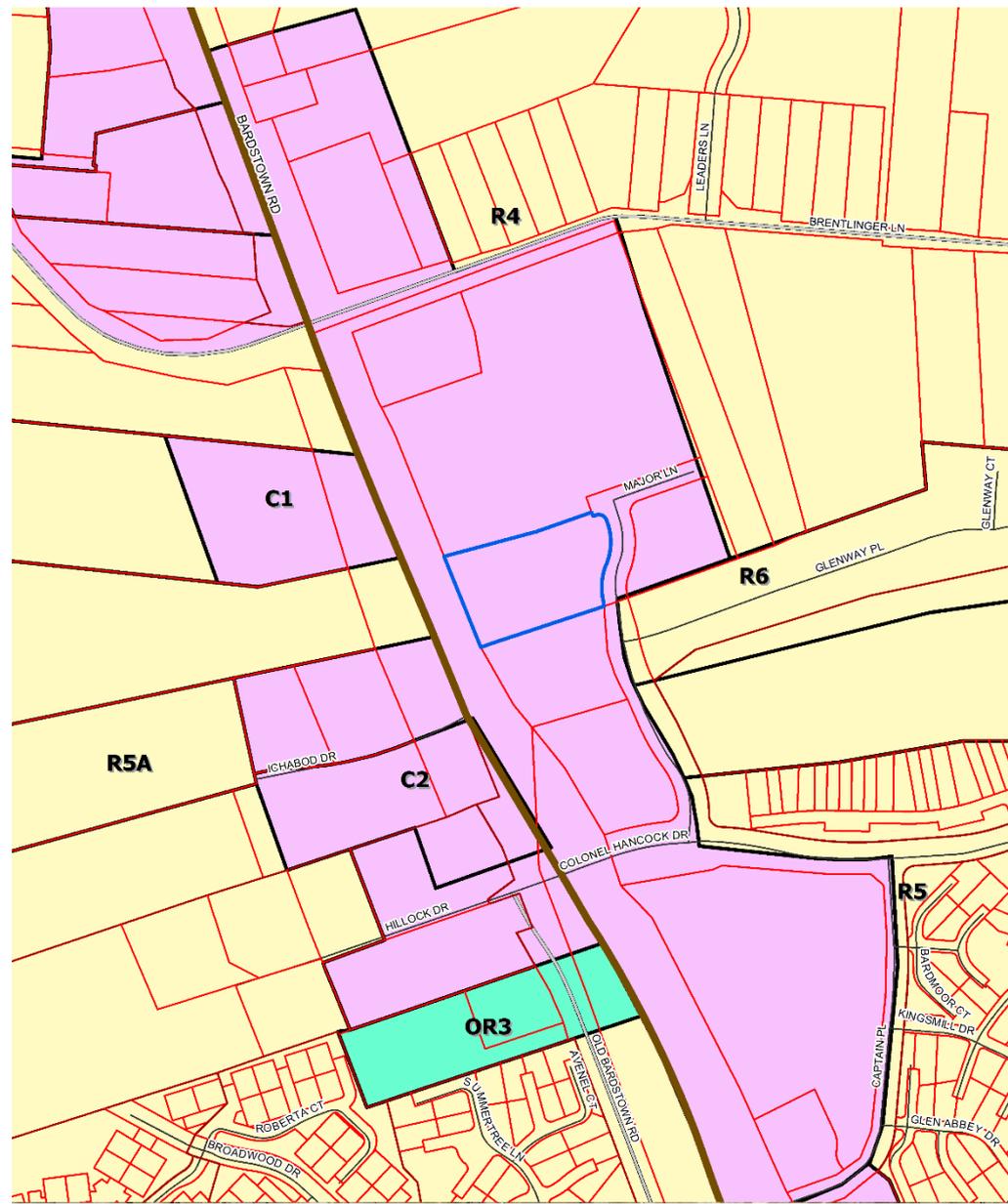
Louisville Metro Board of Zoning Adjustment
Public Hearing

Lacey Gabbard, AICP, Planner I
February 03, 2020

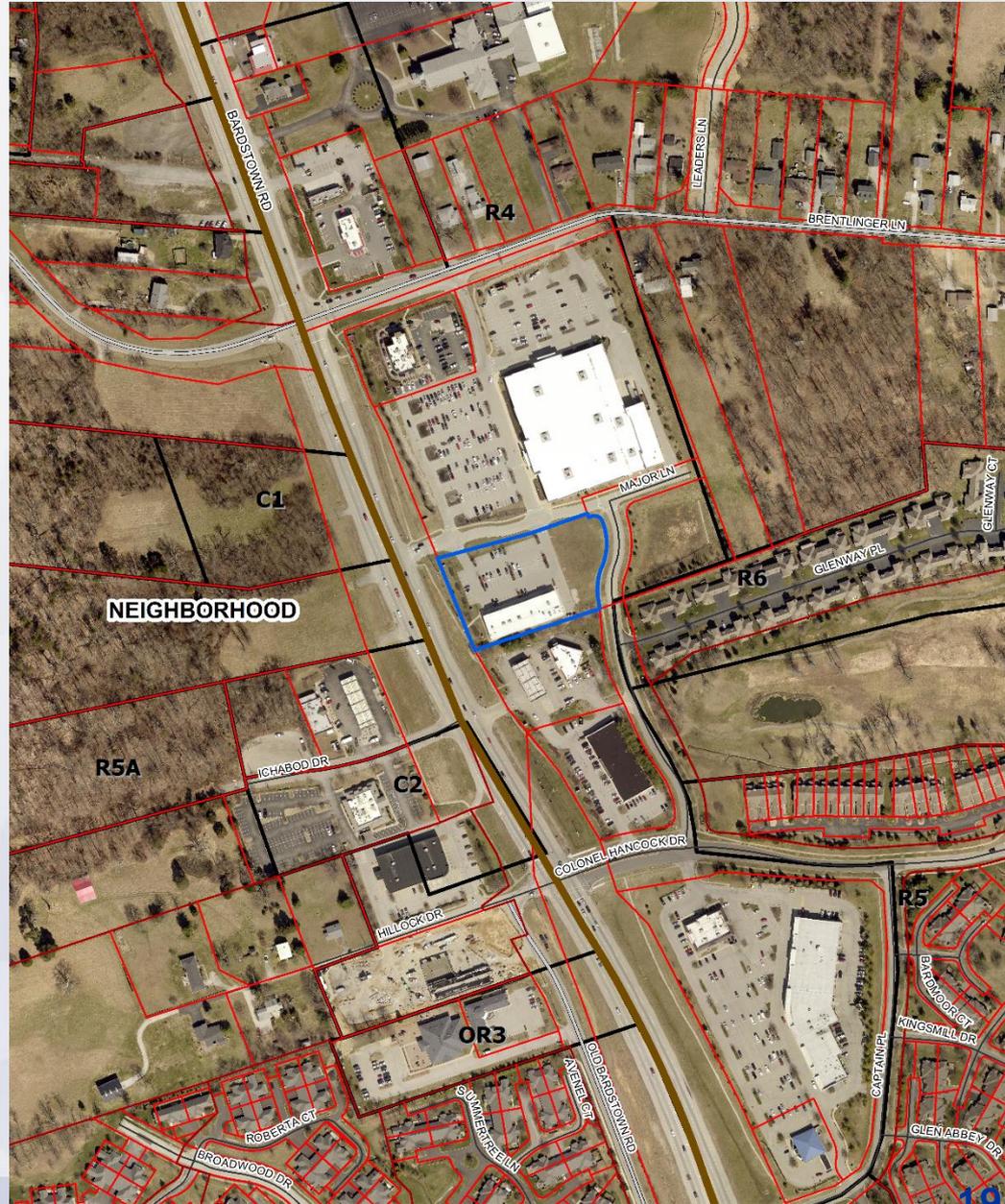
Site Location



Zoning/Form Districts



Aerial Photo



Requests

Variance: from Land Development Code table 5.3.2 to reduce the required street setback from 10 feet to 4 feet for the drive-thru lane to encroach

Location	Requirement	Request	Variance
Street Side Yard	10 feet	4 feet	6 feet

Variance: from Land Development Code section 8.3.3 to allow a 10 foot, 100 square foot monument sign on Tract 3

Land Use	Street Frontage	Area (S.F.)/Height (ft)
Institutional, Office, Commercial and Industrial	< 450 feet	60/6



Case Summary / Background

- The subject site is zoned C-1 Commercial in the Neighborhood Form District.
- The site is currently developed with an existing 11,470 square foot commercial building.
- The applicant is proposing to construct a 4,077 square foot retail structure on the north side of the subject site, near Major Lane.

Existing building



01/24/2020 14:06

Existing building from subject site



View of subject site from Bardstown Road



View facing southwest



01/24/2020 14:03

Subject site facing southwest



Sign Posting



01/24/2020 14:06

Conclusions

- The variance requests appear to be adequately justified and meet 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.

Required Actions

Approve or Deny

- **Variance:** from Land Development Code table 5.3.2 to reduce the required street setback from 10 feet to 4 feet for the drive-thru lane to encroach

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