

18VARIANCE1058

Big Bar Variance Modification



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

**Dante St. Germain, Planner I
July 30, 2018**

Requests

- **Modified Variance:** to remove conditions of approval related to construction which is no longer proposed to occur

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

- 18VARIANCE1035 - the applicant was granted a variance to encroach into the rear yard with the following conditions of approval:
 1. There will be an emergency egress only for the door at the rear of the property.
 2. There shall be a gate installed at the top of the steps which shall only be opened from the inside.
 3. Construction of the steps will be poured concrete.

Case Summary / Background

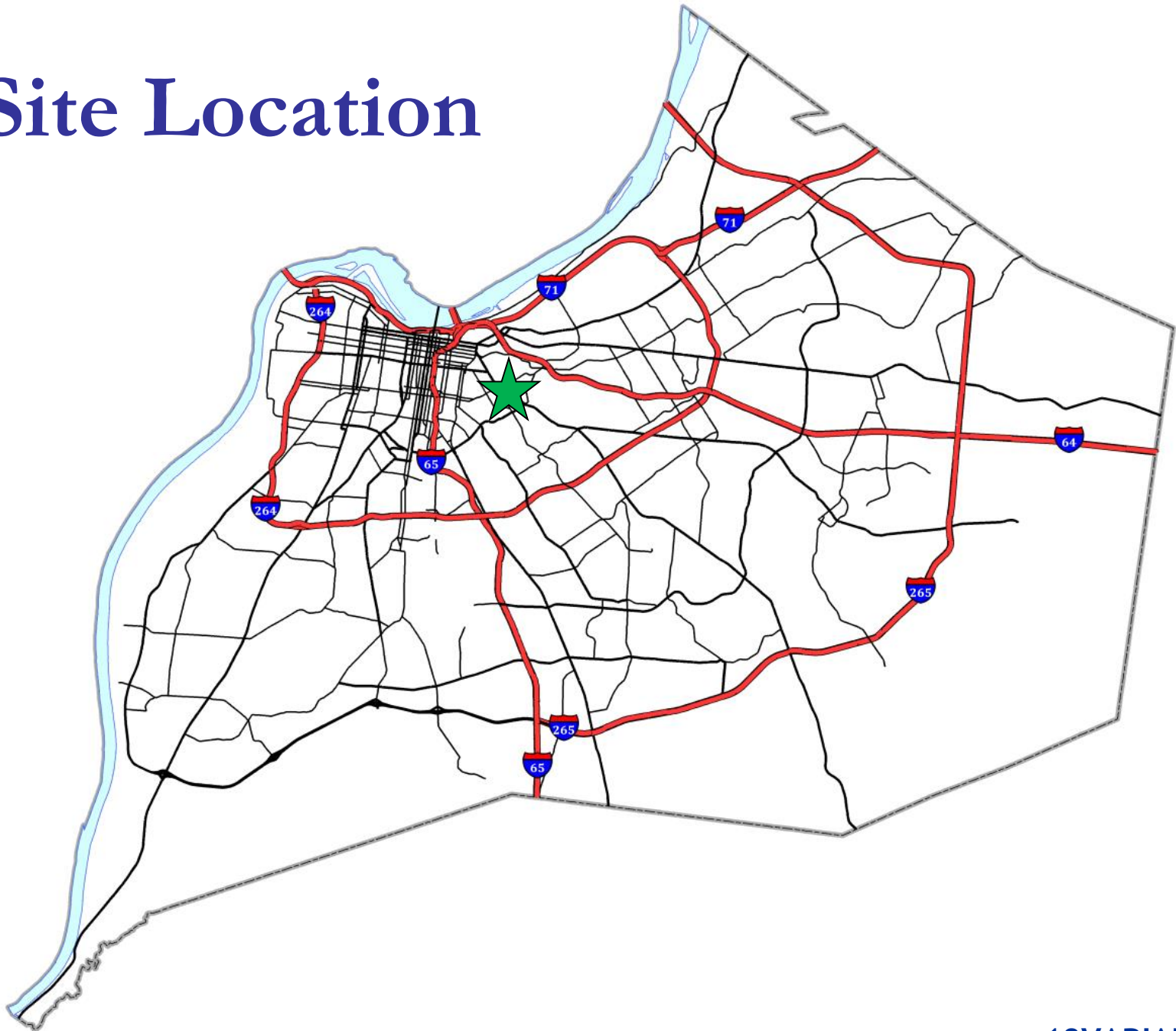
- The neighboring property has declined to grant the needed easement, and the plan has therefore changed to remove the stairs at the rear of the property.
- The applicant requests removal of the conditions of approval.

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

Site Location



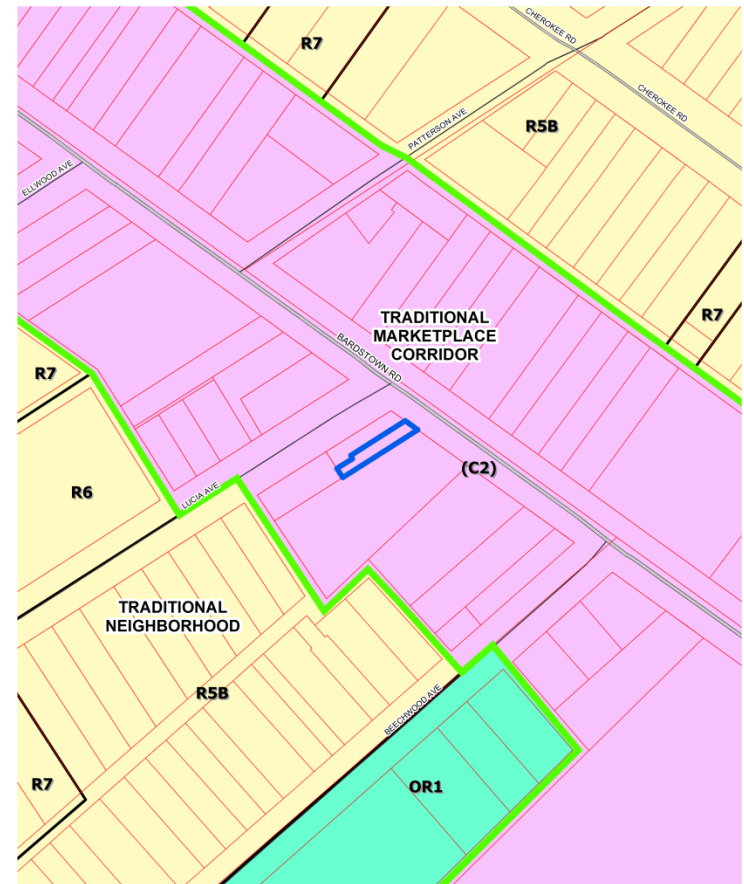
Zoning/Form Districts

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



1202 Bardstown Road
feet

110
Map Created: 4/24/2018



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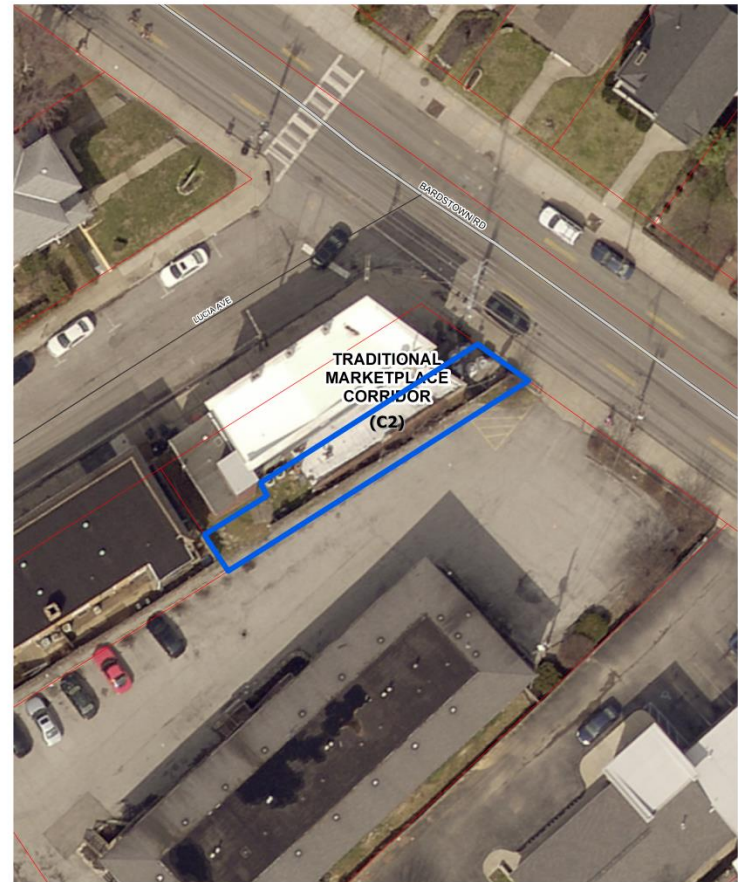
Aerial Photo/Land Use

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

25
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 where steps were originally proposed.

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.

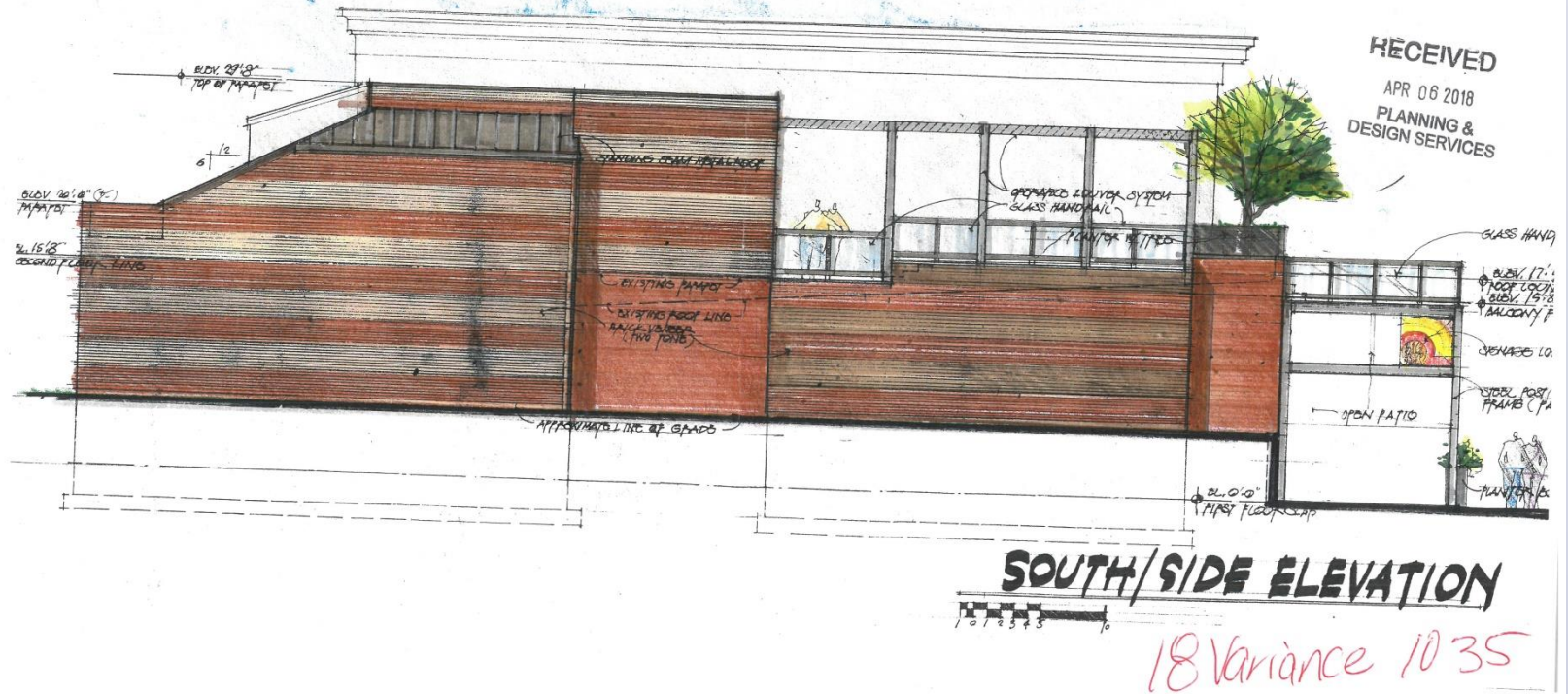
Elevations



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18Variance 1035

Elevations



Elevations



Conclusions

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

Required Actions

- **Modified Variance:** to remove three conditions of approval. Approve/Deny