

20-VARIANCE-0066

The Hensley Hotel and Bar



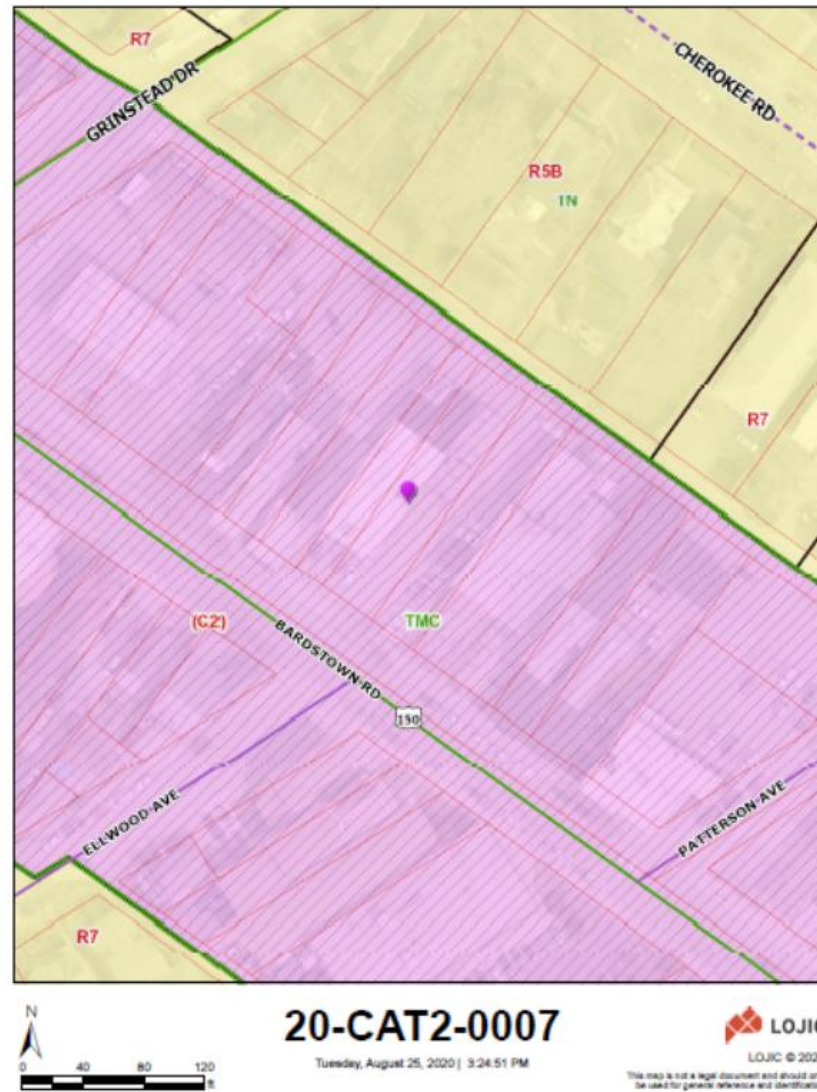
Louisville Metro Board of Zoning Adjustment

Jay Luckett, AICP, Planner I
September 14, 2020

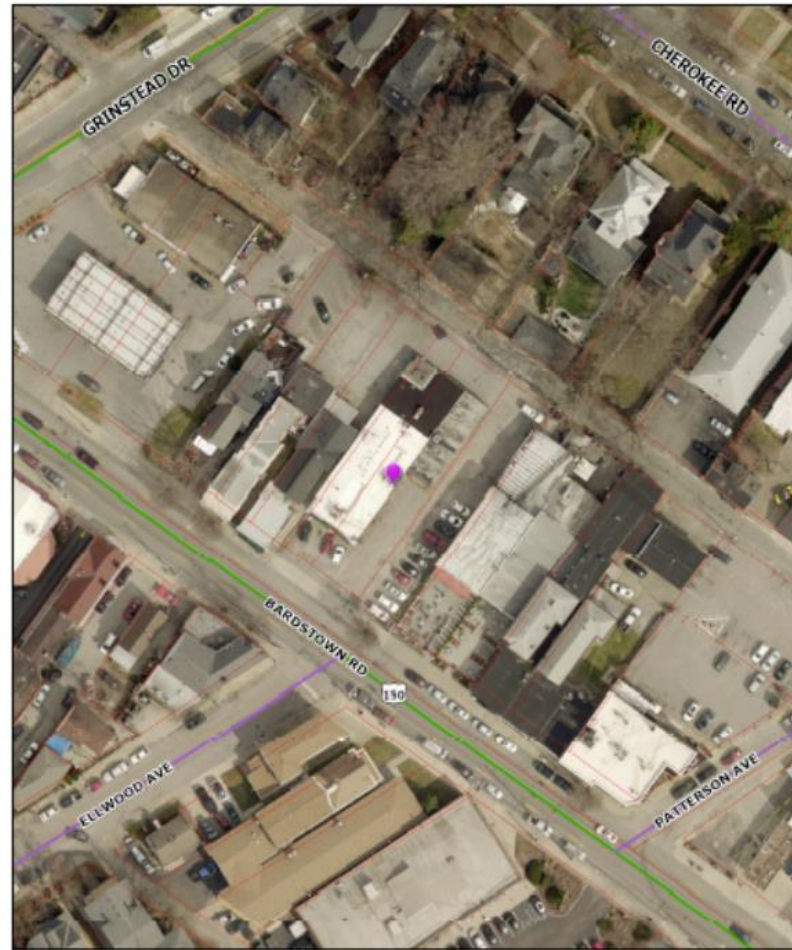
Requests

- **Variance to exceed maximum 45-foot height by up to 4.75 feet.**

Zoning/Form Districts



Aerial Photo



20-CAT2-0007

Tuesday, August 25, 2020 | 3:25:46 PM



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This map is not a legal document and should only be used for general reference and identification.

Proposed Plan

GENERAL NOTES

- WED SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. CONDUITS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MISSISSIPPI WASTEWATER/SEWAGE DISCHARGE REGULATIONS WORK AND MISSISSIPPI DLS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MISSISSIPPI PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- APPLICATION MEASURES FOR DIRT CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- NO INCREASE OF STORM WATER TO THE REAR ALLEY AS A RESULT OF THE PROJECT.
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PISC WITH A MINIMUM 6" DRAIN SANITARY SEWER. PISC WITH A MINIMUM 6" DRAIN SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PISC WITH A MINIMUM 6" DRAIN SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- KIDGUT CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- SUBMITTAL TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 600 KAR 4008 REGULATIONS.
- HOTELS MUST COMPLY WITH 600 KAR 7510.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.



LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

0780 0000 0000
02
TWC
BARDSTOWN ROAD
NO
A.2, B.2
RETAIL
HOTEL, BAR
10,800 SQ FT
16,814 SQ FT
1,438 SQ FT
3.87 ACRES

BUILDING FOOTPRINT
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
PROPOSED BUILDING HEIGHT
ELEVATOR PENHOUSE
EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
NET DECREASE OF IMPERVIOUS AREA

OWNER

THE HENSLY ASSOCIATES
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ARCHITECT

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1912

ARCHITECTURAL ARTISANS, INC.
313 SOUTH BOLDY STREET, LOUISVILLE, KY 40202

SCOPE OF WORK

CONSTRUCT HOTEL, BAR & RESTAURANT AND PARKING AS SHOWN

SQUARE FOOTAGES

PROPOSED HOTEL (1ST FLOOR)	536 SQ FT
PROPOSED HOTEL (2ND-5TH FLOORS)	20,213 SQ FT
TOTAL PROPOSED HOTEL	20,749 SQ FT
PROPOSED BAR/RESTAURANT INTERIOR	3,574 SQ FT
PROPOSED BAR/RESTAURANT PATIO	2,082 SQ FT
TOTAL PROPOSED BAR/RESTAURANT	5,656 SQ FT

OCCUPANCY CALCULATIONS

STANDING LOUNGE AREA (2,200 SQ FT) @ 17	324 PEOPLE
BUSINESS AREA (1,300 SQ FT) @ 1:100	14 PEOPLE
FRONT PATIO (1,425 SQ FT) @ 17	308 PEOPLE
RAISED DECK & STAIR (564 SQ FT) @ 1:15	47 PEOPLE
TOTAL BAR/RESTAURANT OCCUPANCY	697 PEOPLE
HOTEL SPACE (20,749 SQ FT) PEOPLE @ 1:200	104 PEOPLE
TOTAL BUILDING OCCUPANCY	801 PEOPLE

PARKING SUMMARY

BAR/RESTAURANT SPACES	MIN @ 1:200	MAX @ (1:100)
(5,656 SQ FT)	23.5 SPACES	52.5 SPACES
40 UNITS HOTEL SPACES	MIN @ 1:PER	MAX @ 1.5 PER UNIT
	40 SPACES	60 SPACES
TOTAL PARKING PER USE		84 SPACES
REDUCTIONS	TWO @ 10%	16 SPACES
GREEN DEVELOPMENT DESIGN 20%		16 SPACES
TOTAL PARKING REQUIRED		48 SPACES
ON-SITE PARKING PROVIDED (NON RESTRICTED)		19 SPACES
ON-STREET PROVIDED (RESTRICTED)		2 SPACES
TOTAL PARKING PROVIDED		21 SPACES
TOTAL PARKING WAIVER REQUIRED		27 SPACES

VUA/LA DATA

VEHICLE USE AREA:	7,723 SQ FT
PARKING ALONG DRIVE LAINE:	534 SQ FT
SPACES 5'-4'	80
VEHICLE USE AREA UNDER BUILDING:	1,746 SQ FT
TOTAL VEHICLE USE AREA OPEN TO SKY:	5,975 SQ FT
PER 162.13 VUA-4,500 SF HAS NO LA REQUIREMENT	
LANDSCAPE BUFFER AREAS PROVIDED:	1,029 SQ FT
PATIO & INTERIOR LANDSCAPE AREAS:	407 SQ FT
TOTAL LANDSCAPE AREAS:	1,436 SQ FT
TOTAL IMPERVIOUS AREA	16,814 SQ FT

TREE CANOPY CALCULATIONS

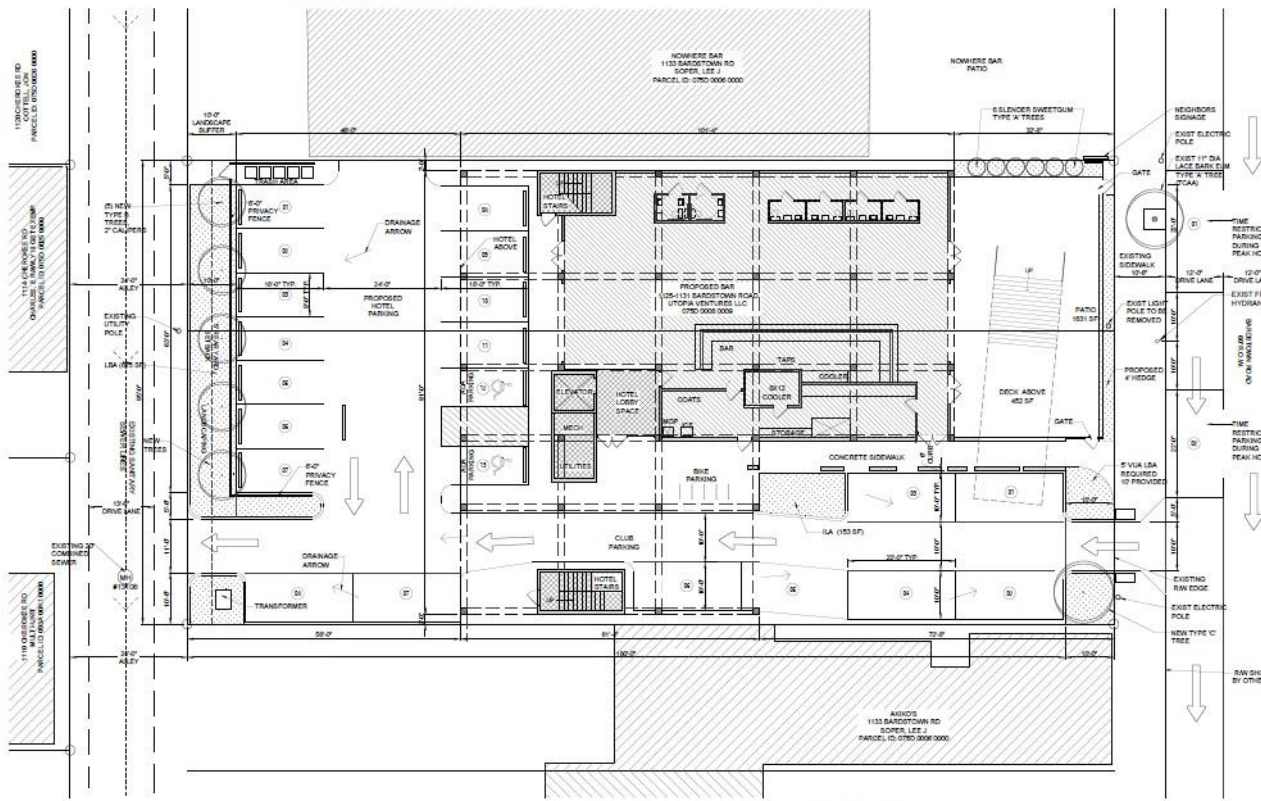
TOTAL SITE AREA	10,000 SQ FT
SITE TOTAL TREE CANOPY REQUIREMENT (20%)	900 SQ FT
FRONT TYPE C (1" @ 10' 3" CALIPER) (106 SF @ 1.1 TREES)	106 SQ FT
REAR TYPE B (1" @ 10' 3" CALIPER) (143 SF @ 1.1 TREES)	143 SQ FT
PATIO TYPE A TREES (1" @ 10' 3" CALIPER) (17 SQ FT @ 1.1 TREES)	102 SQ FT
EXISTING TYPE A TREE (10" CALIPER) (1,000 SQ FT)	1,000 SQ FT
TOTAL SITE TREE CANOPY PROVIDED	3,048 SQ FT (18.7%)

FAR CALCULATIONS

TOTAL BUILDING AREA: GROSS SITE AREA + FAR	36
4,743 SQ FT / 10,000 SQ FT	

WAIVERS & VARIANCES REQUESTED

- PARKING WAIVER (20% PARKING WAIVER 2000)
- WAIVER TO REDUCE REQUIRED NUMBER OF PARKING SPACES
- VARIANCE (20% VARIANCE 4000) (LDC 6.1.12)
- VARIANCE TO EXCEED MAXIMUM INFL. HEIGHT OF 45' TO 48'-0"
- LDC WAIVER (20% WAIVER 2000)
- WAIVER TO REDUCE LSA FROM 15' TO 10'
- GENERAL WAIVER (LDC 6.6.1.1.3)
- WAIVER TO ALLOW PARKING SPACES CLOSER TO ROW THAN FRONT FACADE



SITE PLAN

SCALE: 1" = 10'-0"

NORTH

THE HENSLY Hotel & Bar
DESIGNED BY ARCHITECTURAL ARTISANS, INC.
1120 BARDSTOWN ROAD, LOUISVILLE, KENTUCKY 40202

w m # 12106

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Proposed Street View



Staff Findings

The request is adequately justified and meet the standards of review. The highest part of the building would be in the middle of the site, significantly stepped back from the Bardstown Rd frontage and away from the residential properties across the alley to the rear. The resulting development will fit within the mixed commercial character of the area.

Required Actions

- Approve or Deny the Variance.