



10/29/20

Bardstown Overlay Committee ,

We are writing this letter to provide a description of this project for your consideration.

1369 Bardstown Rd is located between Midland Ave and Edgeland Ave. The property is a residential single-story structure, currently zoned C2. Several poorly executed additions have been built around the building, and the original character of the building has been covered up and stripped away on both the interior and exterior. The property has not been maintained and suffers from neglect.

The plan for this project is to remove the additions and create an open pavilion type canopy using the original structure. This structure will be the anchor of a new beer garden and outside dining area with food trucks. All the interior walls of the building will be removed. The exterior corners will be structurally reinforced, and these walls will be re-covered with a new material such as veneer masonry. The new program under the existing roof will include a bar, seating and restrooms.

The back of the property is accessible from the alley. The plan for this area is to demolish the existing garage. This will be replaced with a new open area where food trucks can park and open for business. This area will be landscaped and provide seating for customers. The back will also include a new enclosed area for trash pickup, and a small building for utility service and storage.

At the front of the property all the old trees will remain. These trees will be highlights of the new garden seating area. At the sidewalk, a trellis is proposed to give the beer garden a proper entrance from the sidewalk on Bardstown Road.

Thank you for your consideration. Please feel free to contact us if you want to discuss the project further.

Sincerely,

Rachel Harman & Dan Spitler

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