

# **21-VARIANCE-0025**

## **1555 Bardstown Rd Variance**



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

**Becky Gorman, Planning and Design Coordinator  
April 19, 2021**

# Request

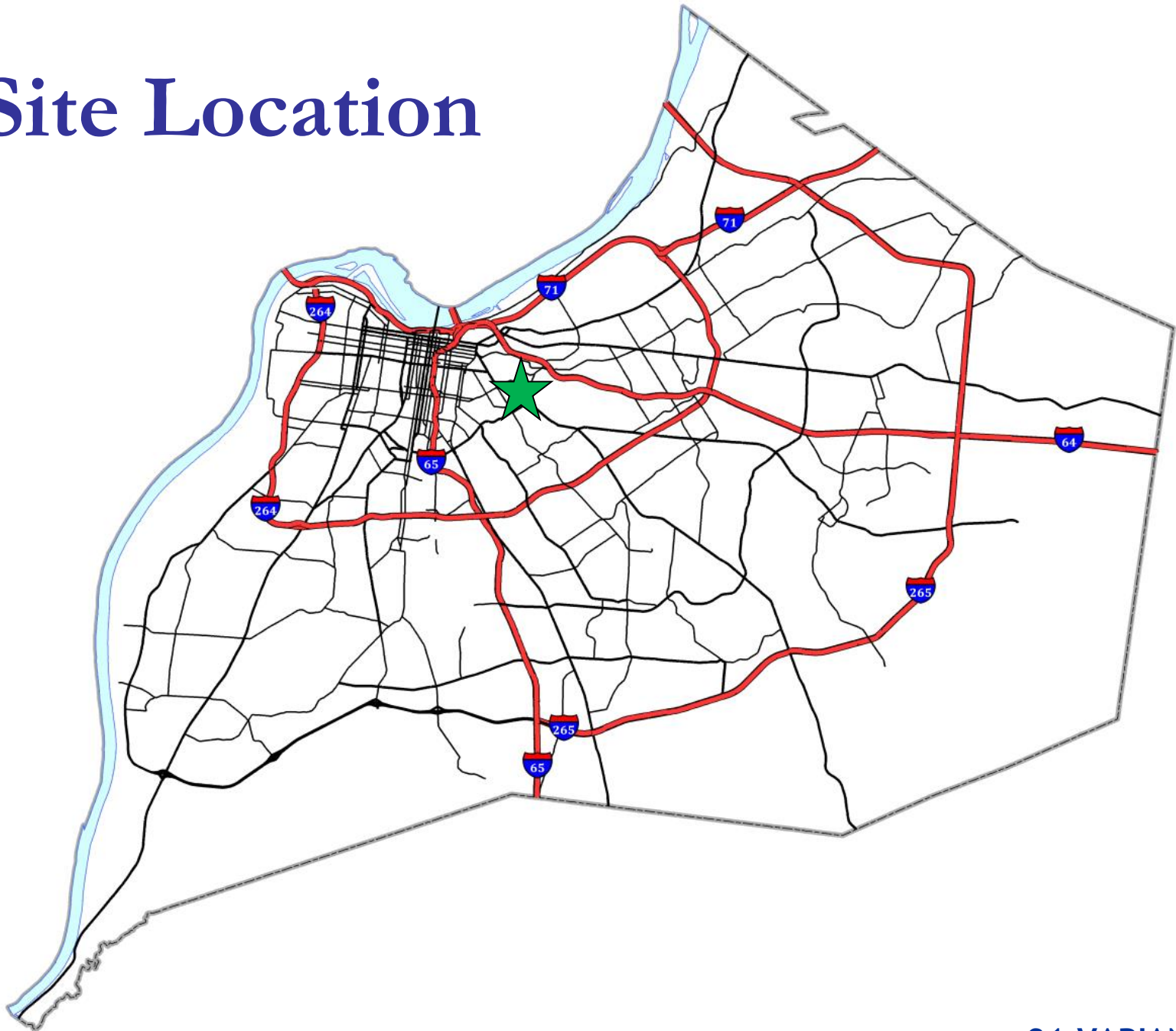
- Variance: from Land Development Code Section 5.1.12.A.2.a to allow a new building at the front property line

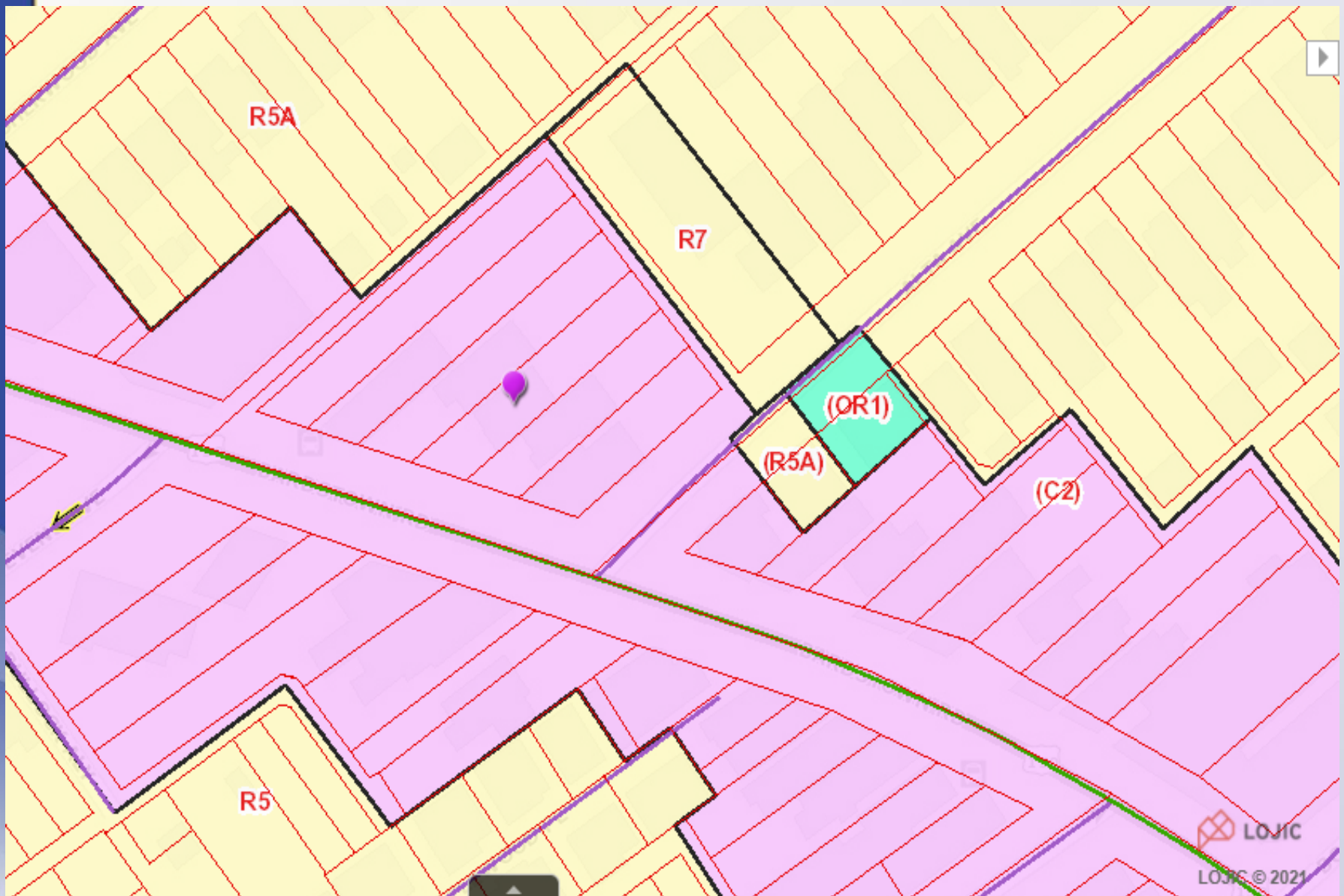
Location	Requirement	Request	Variance
Front Yard	30-50ft	0ft	30ft

# Case Summary / Background

- The site is zoned C2 Commercial in the Traditional Marketplace Corridor Form District.
- It is located in the Bardstown Road/Baxter Avenue Review Overlay District.
- The applicant proposes the construction of a new 1-story commercial building, with a rooftop deck, in front of the existing main building to the front property line at the sidewalk.

# Site Location

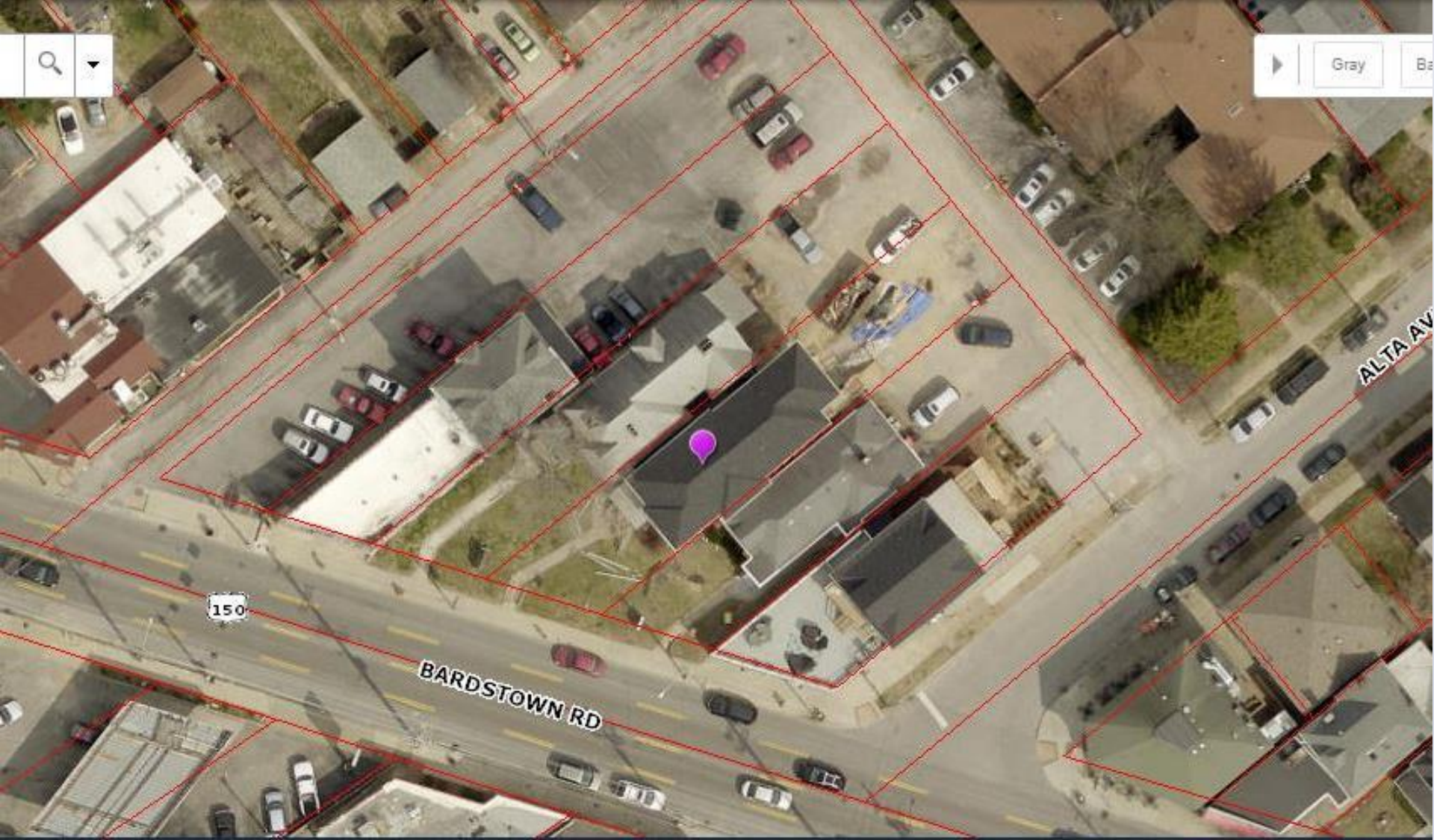




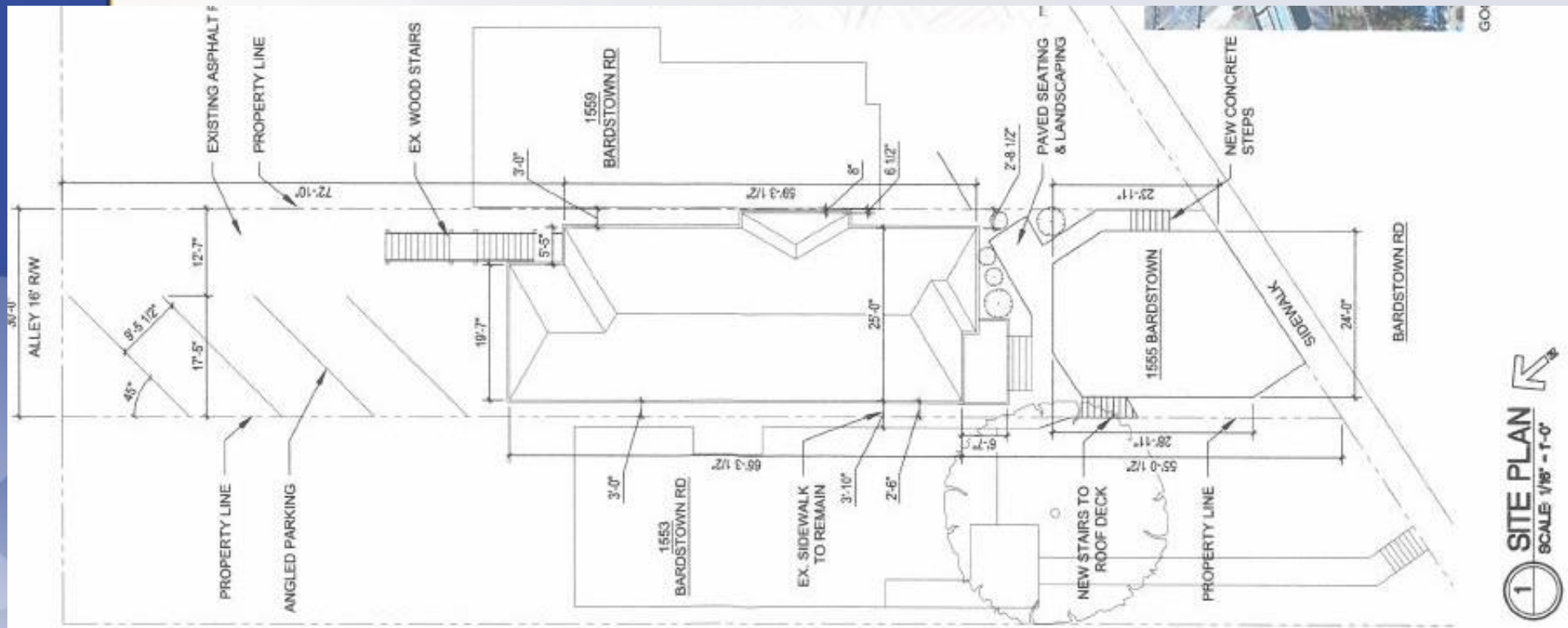








# Site Plan





# Elevations



SIDEWALK FACADE

N.T.S.

02-16-21

TRANSPARENT (GLASS) RAILING

METAL PANELS

METAL SHADING FINIS

STOREFRONT SYSTEM



CONCEPT  
ARCHITECTS

# Elevations



SIDEWALK VIEW FACING EAST

N.T.S.

02-16-21

METAL PANELS

WOOD/METAL STAIRS

FIBER CEMENT FINISHED TO  
RESEMBLE A BOURBON BARREL



CONCEPT  
ARCHITECTS



# Elevations



SIDEWALK VIEW FACING WEST  
N.T.S.  
02-16-21

FIBER CEMENT FINISHED TO RESEMBLE A  
BOURBON BARREL

CONCRETE RETAINING  
WALLS AND STEPS

METAL SHADING FINIS



CONCEPT

21-VARIANCE-0025



# Site Photos-Subject Property





# Site Photos-Subject Property



Block Face of the Subject property  
Staff photo

# Site Photos



Across Bardstown Rd from the subject property  
Google streetview

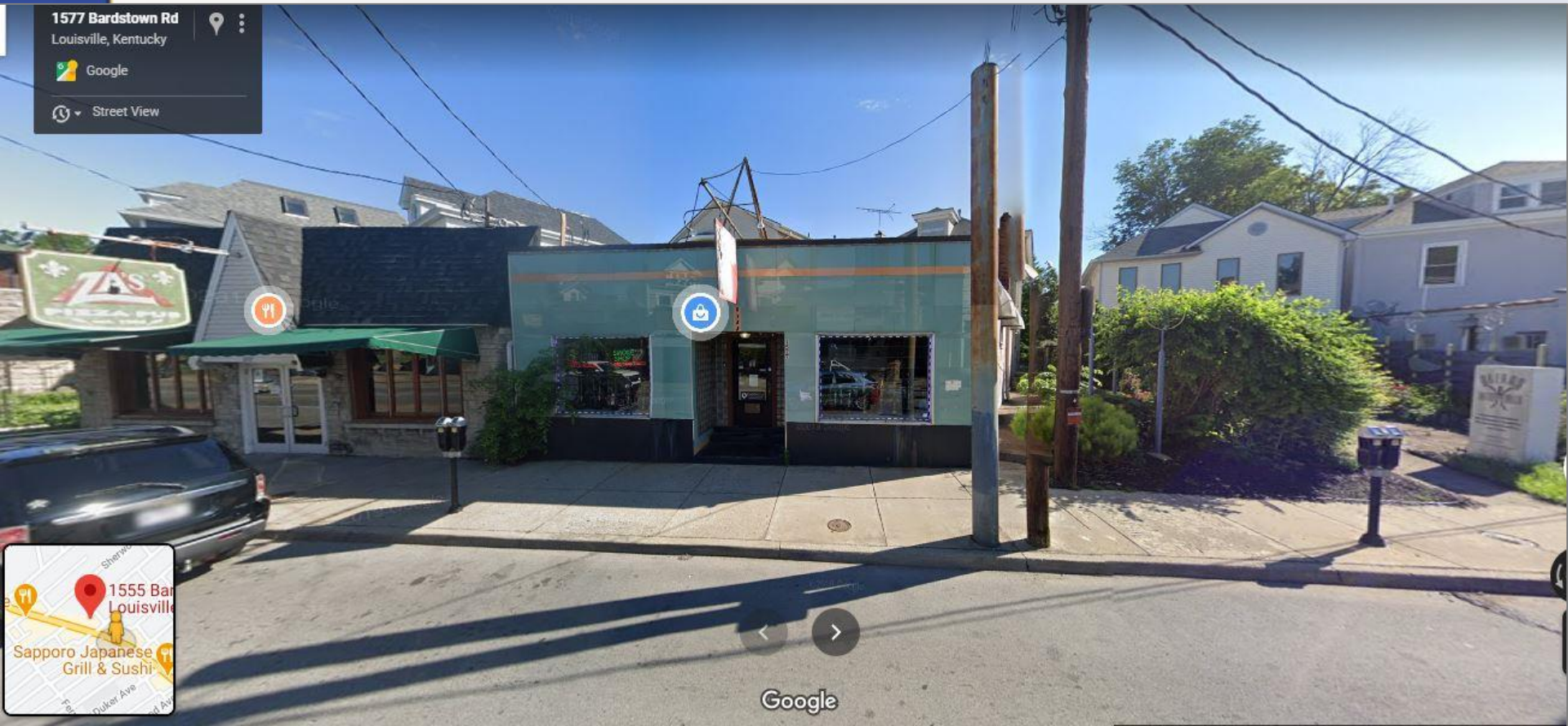


# Site Photos



**South on Bardstown Rd from the subject property**  
Google streetview

# Site Photos



**South on Bardstown Rd from the subject property**  
Google streetview



# Conclusion

- Staff finds that the requested variance meets the standard(s) of review for a, b, c, and d.



# Required Action

- Approve or Deny the variance from Land Development Code Section 5.1.12.A.2.a to allow a new building at the front property line

Location	Requirement	Request	Variance
Front Yard	30-50ft	0ft	30ft