

Statement of Explanation for Variance

Re: 25-CUP-0042

Project: The Barr at Rockdale

Statement of Explanation:

CUP Application 25-CUP-0041 was approved in April, 2025 for use of a barn structure as a 'private proprietary club' under the Louisville Metro Land Development Code (Chapter 4.2.44).

Since the CUP approval, a historic barn frame has been sourced, and construction underway under approved building permit #COM-NEW-25-00188.

Site conditions (location of underground bedrock) necessitate a slight adjustment to the barn's location such that a small portion of the barn structure falls within the 15-foot setback on the west property boundary. This Variance is for the purpose of obtaining an exception for the barn structure standing approximately 3 feet from the west property line.

Applicant owns both the subject parcel and the parcel to the west of the subject parcel where the variance is needed. The Applicant, who is also the owner of the impacted property to the west, consents to the barn structure falling within the 15-foot setback. No other neighbors or property owners are impacted by this Variance, and the Variance will have no impact on the character of the surrounding area.

Respectfully Submitted –

Donald G Wenzel Jr, Applicant

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MAY 22 2026

OFFICE OF PLANNING

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