

23-VARIANCE-0051

Big Bar Variance

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

**Amy Brooks, Planner I
June 26, 2023**



REQUESTS

- **Variance** from the Land Development Code section 5.2.3.D.3.d.ii to allow an addition to encroach into the rear yard setback
- **Variance** from Land Development Code section 5.2.3.D.3.b to allow an addition to encroach into the required side yard setback.

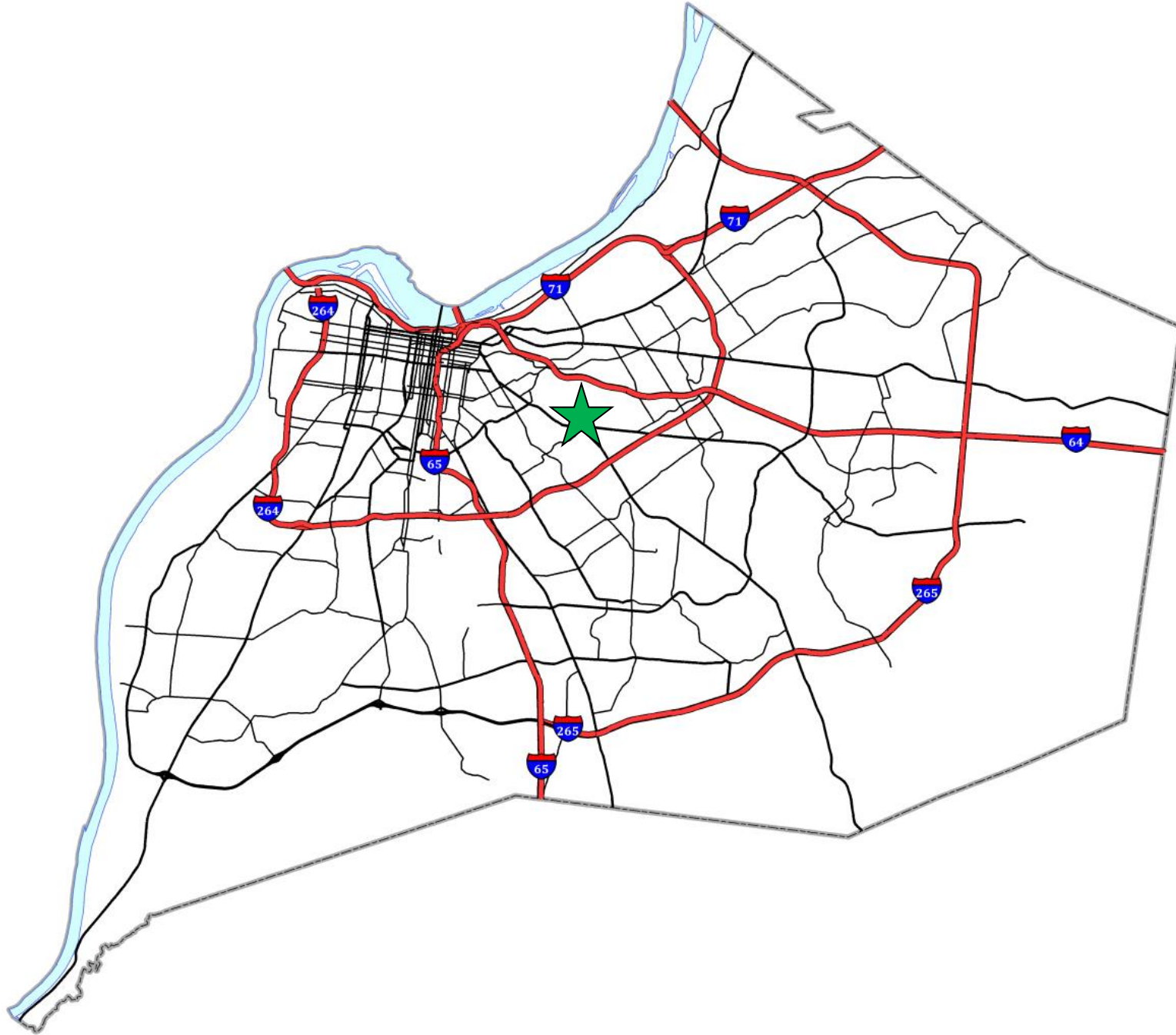
Location	Requirement	Request	Variance
Rear Yard Setback	15 ft.	0 ft.	15 ft.
Side Yard Setback	5 ft.	0 ft.	5 ft.



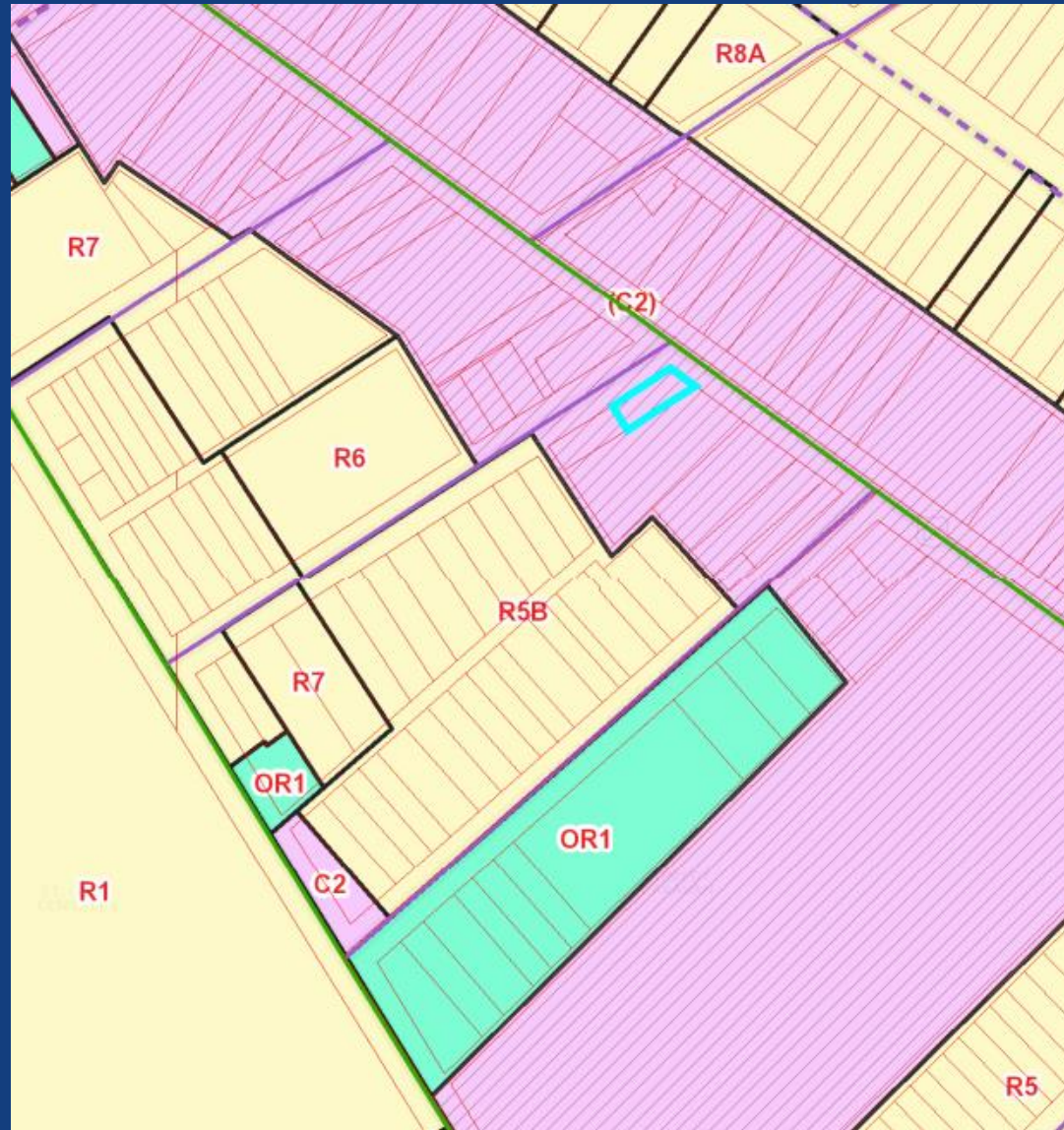
CASE SUMMARY

- C-2; Traditional Marketplace Corridor Form District
- One-story and two-story building.
- 673 square foot addition
- Bardstown Road/ Baxter Avenue Overlay Committee





ZONING MAP



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AERIAL PHOTOGRAPH



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SITE PLAN

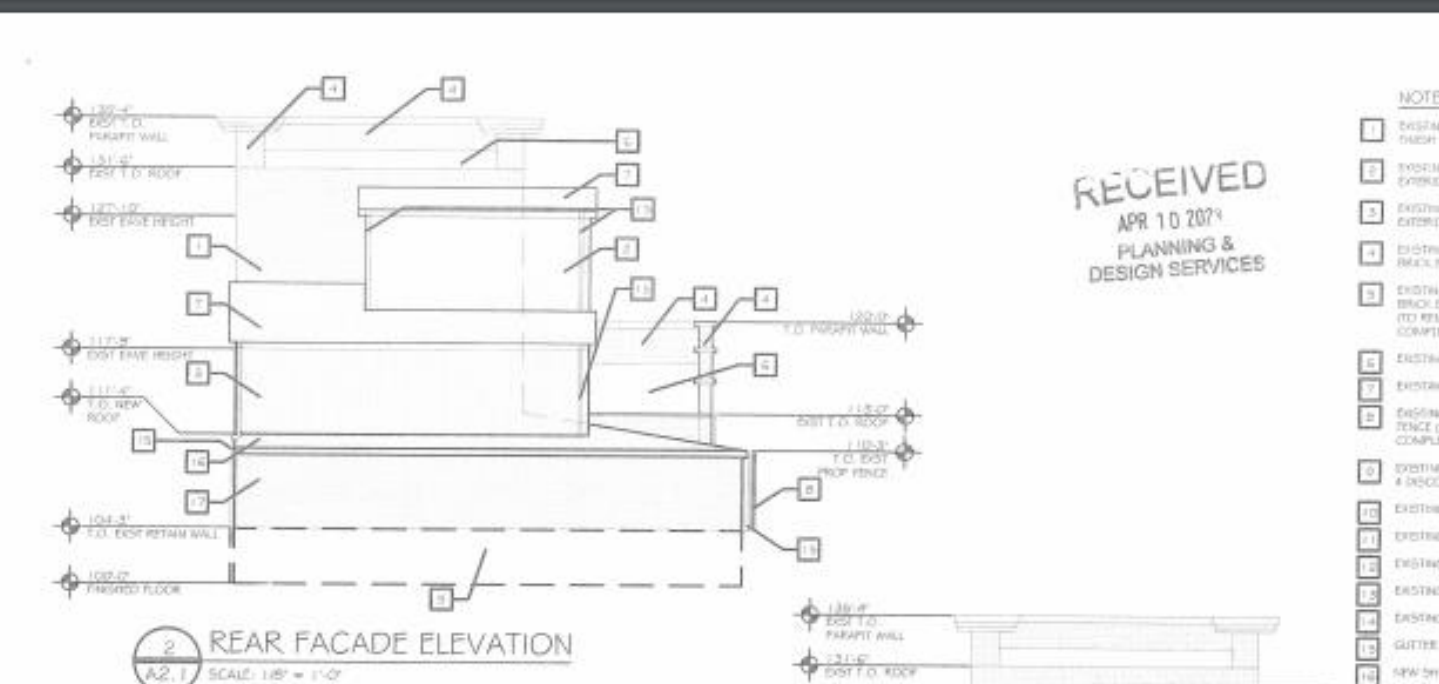


ELEVATIONS



1 LEFT SIDE FACADE ELEVATION
A2.2 SCALE: 1/8" = 1'-0" (BATH FENCE)

NOT FOR CONSTRUCTION



2 REAR FACADE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



SITE PHOTOS – SUBJECT PROPERTY



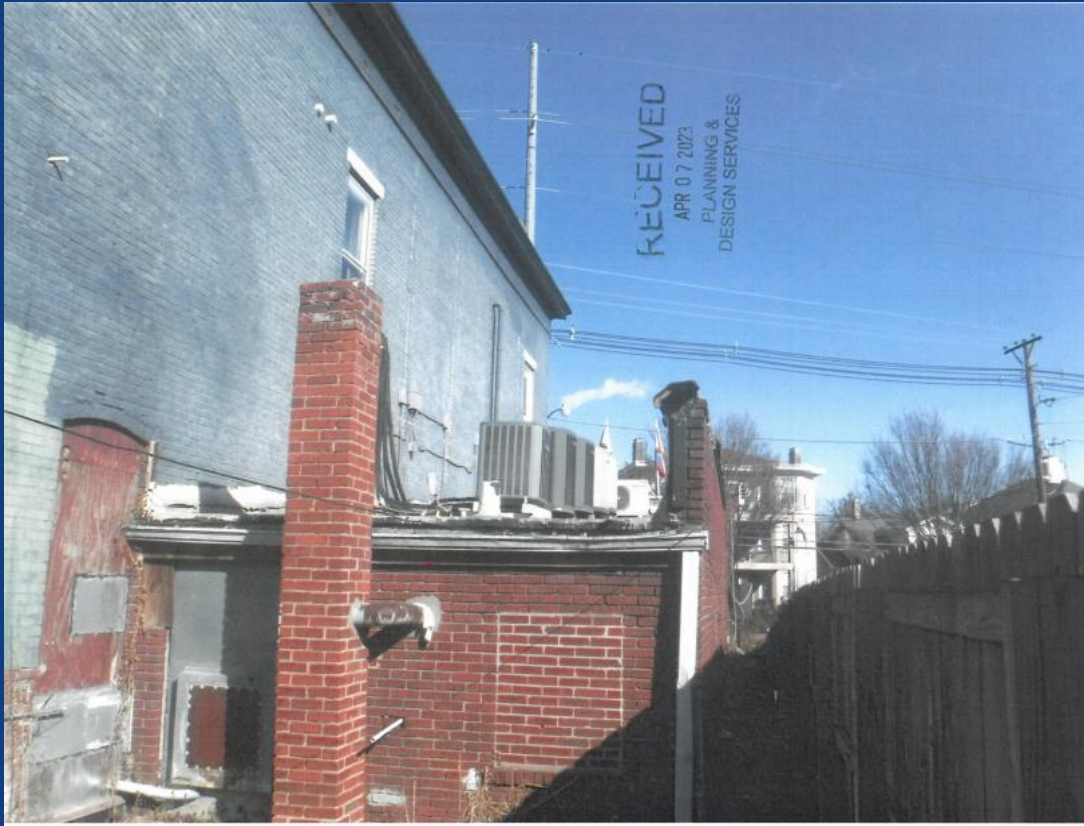
SITE PHOTOS – ADJACENT PROPERTY



SITE PHOTOS – ADJACENT PROPERTY



SITE PHOTOS – VARIANCE AREA



STAFF FINDINGS

Staff finds that the requested variances meet standards (b), (c), and (d), but staff is concerned that the variance requests do not meet standard (a) because maintenance and construction of the addition may have an adverse impact on the adjoining property owners.



REQUIRED ACTIONS

- **APPROVE or DENY**
- **Variance** from the Land Development Code section 5.2.3.D.3.d.ii to allow an addition to encroach into the rear yard setback
- **Variance** from Land Development Code section 5.2.3.D.3.b to allow an addition to encroach into the required side yard setback.



