



## **BULLITT COUNTY VARIANCE STAFF REPORT**

<b>Docket No:</b>	<b>2025V-42</b>
Owner/Applicant:	Pilot Truck Stop
Location:	2050 E Blue Lick Rd
PVA #:	034-000-00-041D located in the city of Hillview
Request:	Encroach into front setback for canopy from 50' to 32'
Zone:	B-1

**REQUEST:** To consider a request for a variance from Section 5.701(d)(1)

The proposed variance is for an open-air canopy (22'x32') and will set 32' from the front line (18' into a 50' setback). One column is in the setback, and the others remain outside.

No sight distance impacts are anticipated at drive or intersections.

Fire lanes and vehicle paths are preserved.

Roof drainage will remain onsite.

The canopy improves patron safety by providing weather protection for customers, staff and EV equipment and reducing slip and fall exposure.

The structure is low profile (19' clearance) and open on all sides.

