



Change in Nonconforming Use to Another Nonconforming Use

Louisville Metro Planning & Design Services

Case No.: 22-Nonconform-0032 Intake Staff: MP

Date: 12/12/22 Fee: NO FEE

**Establishment of nonconforming rights must be determined by Planning & Design Services or the Board of Zoning Adjustment prior to the submittal of this form.*

Site Information:

Property Address(es): 500 Beecher Street, Louisville, KY 40215

Property Parcel ID(s): 052J00560000

Existing Zoning District: _____ Existing Form District: _____

Previous Case No.(s)
(if known) Case 19-NONCONFORM-0018

Description of Existing Nonconforming Use:

Please be as detailed as possible when describing the use and areas in which the use takes place

The building is currently vacant but most recently used as a smoke shop (a retail store) on the lower level and a 2-bedroom apartment on the second floor. Several property improvements have been completed, including new vinyl siding, new flooring, and painting.

Description of Proposed Nonconforming Use:

Please be as detailed as possible when describing the use and areas in which the use takes place

The long-term goal is to use the property as a duplex with two 2 bedrooms/1-bathroom apartments. Converting the lower level into residential housing is the highest and best use for the property and will be a better match for the neighborhood of single-family homes.

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Contact Information:**Owner:** ☐ Check if primary contact**Applicant:** ☒ Check if primary contact☐ Same as ownerName: Derrick TillerName: Sharon Bell

Company: _____

Company: Buckner Real Estate Services LLCAddress: 7901 princess wood courtAddress: 231 Breckenridge Lane, suite 102City: Louisville State: Ky Zip: 40214City: Louisville State: KY Zip: 40207Primary Phone: 305-798-8382Primary Phone: 502-777-8627

Alternate Phone: _____

Alternate Phone: 502-777-0016Email: derricktiller1994@gmail.comEmail: sharon@bucknerrealtors.com**Owner Signature (required):****Attorney:** ☐ Check if primary contact**(if applicable)**

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ **Date:** _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Additional Information:

Nonconforming Use Policy

If the property has been cited by a Zoning Enforcement Officer for a violation related to the land use, this process shall not substitute for an appeal of the citation to the Board of Zoning Adjustment.

Required for Submittal: Mailing labels to notify Adjoining Property Owners (APOs)

- ☐ One set of mailing label sheets for: 1st tier APOs and Case Manager
- ☐ One copy of the APO mailing label sheets
- ☐ Copy of approval of nonconforming rights letter

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OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

September 27, 2019

Derrick Tiller
N & T Smoke Shop
14717 Eddington Way
Louisville, KY 40245

Re: 19-NONCONFORM-0018
500 Beecher Street
Louisville, Kentucky 40215

This letter will serve notice that nonconforming use rights for a Tavern/Bar/Saloon have been established for first floor of the property known as 500 Beecher Street. The subject property lies within the R-5 Single-Family Residential Zoning District. This decision is based upon information provided in the application and Develop Louisville files.

The property owner is advised that changes to the use of property could result in a loss of any nonconforming rights that exist.

Copies of this letter will be sent to adjacent property owners.

Staff's conclusion can be appealed to the Louisville Metro Board of Zoning Adjustment pursuant to Kentucky Revised Statutes, Section 100.257 within 30 days of receipt of letter.

The statement must be recorded in the chain of title, "Miscellaneous Book" in the Office of the Clerk of Jefferson County, Kentucky, to put others on notice of the establishment of nonconforming use.

Sincerely,

Chris French
Planning & Design Manager

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LOUISVILLE FORWARD
www.louisvilleky.gov

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22-NONCONFORM-9037