

Louisville M	letro Planning & Design Servic	·CS
Case No: 23 N Date: 8 - 9 - 2	ONCONFORM-002	Intake Staff:
	STAFF USE ONLY ABO	OVE THIS LINE
Site Information		
Property Address / Parcel	ID: 1910 Lower Hunters Trace, L	ouisville, KY 40216 / ID:102500180000
Current Zoning District:	R4 Cu	urrent Form District: N
Search the address in I		ine. Click the 🧿 to view the Land Development Report
Description of Nonconfo which the use takes place	orming Use: Please be as detailed	as possible when describing the use and areas in
1910 Lower Hunters T property for the durati employees leave to go the trucks. Everything	rc. every morning at 8:00 a:m. Won of 8 to 10 hours, come back to home. We don't sell any retail of is parked under enclosures.	oloyees. My employee's literally all walk to VE load our trucks for the day, leave the to the property, unload the trucks, the out of the property, it is basically where we park
		or amendment, of the zoning regulation that
Farming and Truck Ga 100.253, it states "any	ardening is an acceptable use. Vy use that has been in continuou aints, shall be deemed a noncor	to the 1931 Ordinances and found that We also found that we are in accordance to KRS is existence for a period of ten years, and informing use. We've been in business for more
The use existed continuous of more than twelve (12)		it became nonconforming, without an interruption
1	race has been used as some sonce 1940. Please see supporting	rt of business since day one of its first g documentation.
The use has not been exp makes it nonconforming:		rty since the adoption of the zoning regulation that
For me personally, the	e use has not been expanded, or	relocated in over 34 years. AUG 0 9 20% PLANNING

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Contact Information

Print and use a second copy of this page if additional contacts are needed.

Owner:	Applicant / Contact.	
Name: Chris Kelty	Name: Chris Kelty	
Company: Kelty Property Management LLC	Company: Kelty Property Management LLC	
Address: 1910 Lower Hunters Trace	Address: 1910 Lower Hunters Trace	
City: Louisville State: KY Zip: 40216	City: Louisville State: KY Zip: 40216	
Primary Phone: 502.639.0705	Primary Phone: 502.639.0705	
Alternate Phone: 502.507.7788	Alternate Phone: _502.507.7788	
Email: kelty124@hotmail.com	Email: kelty124@hotmail.com	
Owner Signature (required): 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,		
Certification Statement partnership, associated of record sign(s) the	ation, trustee, etc., or if someone other than the owner(s) e application.	
1, Ellen Kelti, in my ca	pacity as Notare Public, hereby representative/duthorized agent/other	
certify Buty Prop Mart. LLC/Chris name of LLC/corporation/partnership/association,		
is the subject of this application and that I am author	ized 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 materially 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.



Checklist

Please submit the completed application along with the following documents Applications will not be accepted without the following items:

Mailing Labels: You are required to notify the OWNERS and RESIDENTS of neighboring properties of this
application. If the owner does not occupy the property, you must also send notice addressed to the "current
resident" at the property address. You must create mailing labels of 1st tier adjoining property RESIDENTS and
OWNERS, and to your Case Manager (ask customer service for a "HOW-TO: USER GUIDE" for instructions).
Applicant is responsible for mailing.
Copy of Mailing Labels: Make a copy of the mailing label sheet(s) mentioned above.

To meet the listed requirements, the applicant must provide documentation to substantiate the claim of nonconforming rights. Documentation includes, but is not limited to:

- **Zoning maps** from the time of commencement of the use to the present
- A copy of the **zoning regulations** in effect at the time the use began (selected regulations from 1931 onward are available at https://louisvilleky.gov/government/planning-design/land-development-code);
- A copy of official documents for each year of the use's operation including, but not limited to, the following:
 - The **Certificate of Compliance** from the Revenue Commission for each year of the use's operation showing the business name, or otherwise demonstrating on its face the existence of the use-continuous ownership of the property is not sufficient to demonstrate the existence of nonconforming rights*
 - Copies of utility bills showing billing information for the use
 - Copies of tax bills showing billing information for the use
- Copies of directory listings for eachyear of the use's operation (including telephone directories, Caron's/Polk's Directories, business association directories, Criss-Cross Directories, etc.)**
- Property Valuation Administration (PVA) records
- Three notarized affidavits from individuals attesting to their personal knowledge of the continuous, uninterrupted use of the property for the particular use in question. Affidavits, by themselves, will not suffice as the only evidence of existence for a nonconforming use; in other words, the applicant should submit other evidence along with notarized affidavits. Affidavits must contain specific information as to the affiant's knowledge of the use, and the basis for that knowledge.
- Other documents that substantiate the existence of a specific use, or structure on the property, such as newspaper articles or photographs
- Documentation should be provided back to the following year:
 - 1971 for property located within the original boundaries of the City of Louisville prior to merger.
 - 1943 for the remainder of Jefferson County prior to merger.

Planning & Design Services shall determine one of the following three conclusions:

- 1. **The nonconforming use rights have been established for the property.** If this is the conclusion, the property owner, or prospective property owner, is advised that any changes made to the use, or structure, shall result in a loss of nonconforming status. Any interested party can appeal the Planning & Design Services' determination to the Board of Zoning Adjustment pursuant to Kentucky Revised Statues, Section 100.257.
- 2. **The nonconforming use rights have not been established for the property.** If this is the conclusion, the property owner, or prospective property owner, can appeal to the Board of Zoning Adjustment pursuant to KRS 100.257.
- 3. **No conclusion has been reached because of insufficient, or conflicting, evidence.** If this is the conclusion, the property owner, or prospective property owner, can provide additional documentation, or appeal the determination to the Board of Zoning Adjustment pursuant to KRS100.257.

If staff concludes that nonconforming rights exist, the property owner, or prospective property owner, Planning & Design Services shall issue a statement outlining the nonconforming rights. This statement must be recorded in the chain of title in the Office of the Clerk of Jefferson County, Kentucky to put others on notice of the establishment of nonconforming use.

- * In no case will official documents be accepted as proof where those documents do not specifically reference the used either through the inclusion of a business name or type, or some other reference that identifies the actual use of the property. Continuous ownership of property does not imply continuous nonconforming use of the property.
- ** It is acknowledged that these directories are often compiled through voluntary participation, and that this often result incomplete or incorrect information.

 ** It is acknowledged that these directories are often compiled through voluntary participation, and that this often result in the property is acknowledged that these directories are often compiled through voluntary participation, and that this often result is acknowledged that these directories are often compiled through voluntary participation, and that this often result is acknowledged that these directories are often compiled through voluntary participation, and that this often result is acknowledged that these directories are often compiled through voluntary participation, and that this often result is acknowledged that the property is acknowledged to the property is acknowledged to the property is acknowledged that the property is acknowledged to the property is acknowledged that the property is acknowledged to the property is acknowledged that the property is acknowledged that the property is acknowledged that the property is acknowledged to the property is acknowledged that the property is acknowledged to the property is acknowled

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Louisville Metro Government Office of Planning & Design Services - Zoning Enforcement

444 S. 5th St, Louisville, KY 40202 (502)574-6230

07/06/2023 05:00 PM

Kelty Property Management LLC c/o Christopher E. Kelty 1910 Lower Hunters Trace Louisville, KY 40216-1526

NOTICE OF VIOLATION - LAND DEVELOPMENT CODE / ZONING

Case Number:

ENF-ZON-23-000925-1

Subject Property:

1910 Lower Hunters Trace

Inspection Date:

07/06/2023

Time of Inspection:

09:15 AM

Following receipt of a complaint, your property was inspected by a Louisville Metro Zoning Enforcement Officer. As observed during the inspection and/or discovered through subsequent investigation, a violation(s) exists that requires your immediate attention.

You must immediately stop using this property in violation of the Land Development Code. You may contact the Office of Planning & Design Services to determine what steps must be taken to remedy the violation(s) noted below. Failure to comply with this Notice may result in a Citation or referral to District Court. In addition, any person or entity that violates any provision of the Land Development Code can be fined not less than \$10 nor more than \$500 for each violation. Each day of violation constitutes a separate offense.

Your property will be re-inspected at a later date to determine compliance.

Steven Bodner
Zoning Enforcement Officer
(502) 773-2067
Steven.Bodner@louisvilleky.gov





(http://www.bardlaw.net/)

Contact Us (http://www.bardlaw.net/contact-us/)

502-426-6688 (TEL:+15024266688) 502-426-6688 (TEL:+15024266688)

MENU

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BISSELL ROBERTS

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II. THE LAW OF NONCONFORMING USES

A. IDENTIFYING AND HANDLING NONCONFORMING USES

Kentucky attorneys involved with real estate and zoning matters need to be familiar with Kentucky's rules applying to nonconforming uses. Nonconforming uses, nonconforming structures and nonconforming lots are usually valuable assets worthy of protection. As a rule, public policy favors gradual elimination of nonconforming uses, nonconforming structures and nonconforming lots.

Although the rules applying to these uses have no application in counties and communities without zoning laws, it is important to understand these general principles since you may need to advise clients owning property located in a jurisdiction which is in the process of adopting its first Comprehensive Plan and Zoning Regulations.

1. THE MEANING OF "GRANDFATHERED" USES AND PERMIT APPLICATIONS

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DESIGN SERVICES

The basic rules pertaining to nonconforming uses were prescribed by the Kentucky General Assembly for cities, counties and other government entities that enact zoning regulations. The General Assembly mandates that the zoning regulations include provisions "for nonconforming use and land and structures". KRS 100.203(1). Our discussion today begins with a review of the Kentucky Revised Statutes, but is also

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structures" from Jefferson, Oldham and Henry Counties, Kentucky.

KRS 100.111(13) and (21) defines "nonconforming use or structure" and "structure" as follows:

(13) "Nonconforming use or structure" means an activity or a building, sign, structure, or a portion thereof which lawfully existed before the adoption or amendment of the zoning regulation, but which does not conform to all of the regulations contained in the zoning regulation which pertain to the zone in which it is located.

• • • • •

(21) "Structure" means anything constructed or made, the use of which requires permanent location in or on the ground, including buildings and signs.

The Kentucky statutes do not contain a statutory definition for a "nonconforming lot". It is probably safe to assume that you can substitute the word "lot" into Chapter 100's definition of "nonconforming use or structure" and apply the same general rules.

The basic Kentucky rules for a nonconforming use are set out in KRS 100.253 which provides -

- (1) The lawful use of a building or premises, existing at the time of the adoption of any zoning regulations affecting it may be continued, although such use does not conform to the provisions of such regulations, except as otherwise provided herein.
- (2) The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming –use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.

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(3) Any use which has existed illegally and does not conform to the provisions of the zoning regulations, and has been in continuous existence for a period of ten (10) years, and which has not been the subject of any adverse order or other adverse action by the administrative official during said period, shall be

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(4) The provisions of subsection (3) of this section shall not apply to counties containing a city of the first class, a city of the second class, or urban-county government.

Shortly after State Government constructed Capitol Avenue from the Kentucky River to the steps of the State Capitol, the City of Frankfort set out to enact zoning ordinances in 1939. Ada Darlington purchased a onestory residence on the corner of Second and Capitol Avenue in Frankfort for the purpose of converting it into a florist shop. In October of 1939 she submitted detailed plans for an expanded structure on the property seeking a building permit to remodel her property for use as a retail florist shop. The Frankfort City Council denied her legitimate request for a permit and enacted an emergency ordinance prohibiting all commercial businesses on Capitol Avenue. Later it passed a zoning ordinance prohibiting a "retail business" on Capitol Avenue. The Franklin Circuit Court sustained the action of the City. Ada Darlington appealed. In <u>Darlington v. Board of Councilmen of City of Frankfort</u>, 282 Ky. 778, 140 S.W.2d 392 (1940), Kentucky's highest court found that the property owner purchased the property to construct a florist shop and was proceeding forward with the conversion supported by a "restraining order" when both the emergency ordinance and general zoning ordinance in Frankfort were passed. At p. 396, the Court held:

"If she had not thus acquired a vested right to proceed, it is difficult to conceive how such a right could be acquired. Surely it could not be seriously contended that if appellant had completed the alteration of her premises and opened her florist shop, she could have been compelled to demolish her building or discontinue her business. If so, constitutional safeguards of property rights are meaningless. Obviously, it is not the amount of money expended which determinations the vesting of the right, since one property owner might be required to expend more in the preliminary steps of altering his property for the conduct of a particular business than his neighbor would be compelled to expend in completing the alteration of his property for a different type of business."

The <u>Darlington</u> opinion held that the property owner had acquired rights protected by the state and federal constitutions which were "vested" and "when, prior to the enactment of such restrictions, the owner has in good faith substantially entered upon the performance of the series of acts necessary to the accomplishment of the end intended." It follows that not only are nonconforming rights of property owners protected by Kentucky statute, they are also protected by the state and federal constitutions and the courts.

There are three basic ways a nonconforming use can be created. They are:

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- A prior established use becomes a "nonconforming use" when a commun**DESficalizeEiRy** ICES ordinance is enacted, if the use does not conform with the requirements of the new zoning district.
- Ø A "nonconforming use" may be created when zoning regulations or zone changes are enacted which result in an existing "conforming use" becoming a "nonconforming use" because of non-compliance with a new regulation. This frequently happens when "area wide" rezonings occur and the Planning

The ten (10) year rule. Except in counties containing a city of the first class, a city of the second class or an urban-county government an "illegal use" for a period of ten (10) consecutive years that has not been the subject to an adverse action by an administrative official shall be deemed a "nonconforming use". KRS 100. 253(3). I am unaware of any reported case in which a court has been asked to decide if the ten (10) year rule should apply to all counties and that KRS 100.253(4) is unconstitutional as "special legislation". I anticipate such a case will eventually make its way to the appellate courts, unless KRS 100.253(4) is removed from Kentucky's legislation.

As a general rule "contemplation of use" is insufficient to create a nonconforming use status. In 1970 the Scott County Planning Commission placed a freeze on all development which was not an "agricultural use". At the time a property owner had expended \$68,000 of an estimated \$85,000 cost to purchase and improve eight acres upon which there was a motel. The property owner had prepared plans, negotiated with contractors, lenders, engineers and utility companies and obtained a health department permit for conversion of the motel into apartments and a trailer park. Citing <u>Darlington v. Board of Councilmen</u>, Kentucky's highest court held that Kentucky recognized one exception to the general rule that a "nonconforming use" must have been actually demonstrated prior to enactment of the zoning ordinance prohibiting it. A nonconforming use would be established "where substantial construction has been made on the property or substantial expenses incurred relating directly to the construction prior to the ordinance. <u>Perkins v. Joint City-County Planning Commission</u>, Ky., 480 S.W.2d 166, 168 (1972).

Where a property owner has established a "nonconforming use" the provisions of KRS 100.253(1) recognizing the validity of nonconforming use take precedence over any conflicting local ordinance. <u>City of Paducah v. Johnson</u>, Ky., 522 S.W.2d 447 (1975).

In <u>Dempsey v. Newport Board of Adjustments</u>, Ky. App., 941 S.W.2d 483, 485 (1997), the Kentucky Court of Appeals noted that while a nonconforming use may be deemed "undesirable" by some citizens "[i]t nevertheless constitutes a legitimate, vested property right and clearly enjoys broad constitutional protection . . . Vested property rights are not easily lost or voided." A legal nonconforming use can continue its existence indefinitely if its character remains the same. <u>Grannis v. Schroder</u>, Ky. App., 978 S.W.2d 328, 331 (1998).

2. EXPANSION OR ENLARGEMENT - MEETING TIGHTER RESTRICTIONS

PLANNING & DESIGN SERVICES

A local board of zoning adjustments shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its original operation. KRS 100.253(2). In general, the zoning regulations of Jefferson County, Oldham County and Henry County prohibit any expansion of nonconforming use. However, § 205(1) of the Oldham County Zoning Regulations create an exception to this general rule for "residential uses on lots of more than one acre . . .". As a rule, Kentucky courts have prohibited any efforts to expand a nonconforming use. In *Ashland Lumber Company v. Williams*, Ky., 411 S.W.2d 909 (1967) a nonconforming use by a lumber company was located in a residential zone in Ashland, Kentucky. The owner of the lumber company approached the City Manager and City Attorney for their opinions that construction of an additional building at the lumber company would be a permissible expansion of a lawful nonconforming use. The company obtained a building permit and had substantially completed a new

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Zoning Ordinance

No. 1

SERIES

AN ORDINANCE to regulate and restrict the height, number of stories, and size of buildings and other structures, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures, and land for trade, industry, residence or other purposes, and for such purposes to divide the municipality into districts of such number, shape and area as may be best suited to carry out these regulations, and within such districts to regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures and land; to provide for the administration of said regulations and to prescribe penalties for the violation of the provisions hereof, and to provide for the enforcement hereof.

WHEREAS, the Board of Aldermen of the City of Louisville deems it necessary in order to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, and to conserve the value of buildings and encourage the most appropriate use of land in accordance with a comprehensive plan: now, therefore BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LOUISVILLE:

SECTION 1 **DEFINITIONS**

For the purpose of this ordinance certain terms and words are herewith defined as follows:

Words used in the plural number include the singular, and the singular includes the plural; the word "building" includes the word "structure," and the word "shall" is mandatory, and not directory.

Accessory Building: A subordinate building or portion of the main building, the use of which is purely incidental to that of the main building.

Alley: A way which affords only a secondary means of access to abutting property. Apartment House: See Dwelling, Multiple.

Apartment House: See Dwelling, Multiple.

Basement: A story partly underground and having at least one-half (½) of its height above grade. A basement shall be counted as a story if the vertical distance from grade to the ceiling is over five (5) feet or if used for business purposes or for dwelling purposes by other than a janitor or his family.

Boarding House: A building other than a hotel, where lodging and meals for five (5) or more persons are served for compensation.

Building: A structure having a roof supported by columns or walls and when separated by a division wall without openings, each portion of such building shall be deemed a separate building except as provided in Section 19, 2A hereof.

Business: Includes the Commercial, Light Industrial and Heavy Industrial uses in districts as herein established.

Building, Height of: The height of a building is the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

Cellar: A story wholly or partly underground and having more than one-half (½) of its height below grade. A cellar shall be counted as a story if the vertical distance from grade to the ceiling is over five (5) feet.

Court: An open, unoccupied space on the same lot with a building, and which is bounded on two (2) or more sides by the building.

Dwelling, One-Family: A detached building designed for, or occupied exclusively by one family.

Dwelling, Two-Family: A building designed for, or occupied exclusively by, two families living independently of each other.

Dwelling, Multiple: A building or portion thereof used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartments, apartment hotels, and group houses.

Family: One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. Garage, Private: An accessory building with capacity for not more than three (3) self-propelled vehicles for storage only.

Provided, however, a private garage may exceed a three (3) vehicle capacity if the lot whereon

SECTION 2 DISTRICTS

In order to regulate and restrict the location of trades and industries and the location of buildings erected or altered for specified uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, and to regulate and determine the area of yards and other open spaces, and to regulate and limit the density of population, the City of Louisville is hereby divided into districts of which there shall be eleven (11) known as: known as:

"A" One-Family District.
"B" Four-Family District.
"C" Apartment District.
"D" Apartment District.
"E" Commercial District.
"F" Commercial District.
"G" Commercial District.

"G" Commercial District.
"H" Business District.
"I" Light Industrial District.
"J" Light Industrial District.
"K" Heavy Industrial District.

"K" Heavy Industrial District.

The districts aforesaid and the boundaries of such districts are shown upon the maps, printed in conjunction with and made a part of this ordinance, being designated as the "District Map," and said map and all the notations, references and other information shown thereon shall be as much a part of this ordinance as if the matters and information set forth by said map were all fully described herein.

Except as hereinafter provided:
First: No building shall be erected, reconstructed or structurally altered nor shall any building or land be used for any purpose other than is permitted in the district in which such building or land is located.

Second: No building shall be erected, reconstructed.

than is permitted in the district in which such building or land is located.

Second: No building shall be erected, reconstructed or structurally altered to exceed the height or bulk limit herein established for the district in which such building is located.

Third: No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations as hereinafter provided.

Fourth: No yard or other open space provided about any building for the purpose of complying with the provisions of these regulations shall be considered as providing a yard or open space for any other building; provided further that no yard or open space on an adjoining property shall be considered as providing a yard or open space on a lot whereon a building is to be erected.

Fifth: Every building hereafter erected shall be leasted and in a second so the state of the state of the second and the second so the state of the second so and the second so the second s

on a for whereon a building is to be erected.

Fifth: Every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building on one lot except as hereinafter provided.

SECTION 3

USE REGULATIONS

"A" One-Family District

In the "A" One-Family District no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

(1) One-Family Dwelling.
(2) Churches.
(3) Schools, Elementary and High and University.

versity.

(4) Museums, Libraries, Parks, Playgrounds or Community Centers owned and operated by the City of Louisville.

(5) Educational institutions having courses the

City of Louisville.

(5) Educational institutions having courses the same as ordinarily given in public schools.

(6) Golf Courses except miniature courses operated for commercial purposes.

(7) Farming and Truck Gardening.

(8) Accessory buildings, including dormitories, one private garage or private stable, also servant's quarters, provided, however that such private garage private stable, or servants' quarters shall be located not less than sixty (60) feet from the front lot line nor less than five feet from any other street line or a private garage may be constructed as a part of the main building. All such garages or subordinate structures shall be erected and maintained only as accessories to the main building situated on the same lot or grounds, and said servant's quarters shall be occupied only by servants employed on the premises and shall not be rented as a separate domicile.

(9) Uses customarily incident to any of the above uses including home occupations, such as the office of a physician, surgeon, dentist, musician or artist.

(10) Name plates not exceeding one (1) square foot in area, signs not exceeding twelve (12) square feet in area appertaining to the lease,

(8) Cooperage works.

(9) Dyeing and cleaning works (employing more than five (5) persons on the premises).

(10) Ice plant or storage house of more than five (5) tons capacity.

(11) Laundries (employing more than five (5) persons on the premises).

(12) Livery stable or Riding Academy.

(13) Lumber vard.

(14) Machine Shop.

(15) Public Garage, except as provided in Section 20 (Fourth article) hereof.

(16) Milk distributing station other than a retail business conducted on the premises.

(17) Stone monumental works (employing more than five (5) persons).
(18) Storage warehouse.
(19) Wholeasle business.
(20) Any use excluded from the Light Industrial Districts.

(20) Any use excluded from the Light Industrial Districts.
(21) Any kind of manufacture or treatment other than manufacture or treatment of products clearly incidental to the conduct of retail business

clearly incidental to the conduct of retail business conducted on the premises.

In the "F" and "G" Commercial Districts, a public garage which is purely incidental to an automobile salesroom where the major business is the display and sale of new automobiles by an authorized agency and provided that the area allowed for the repair and storage of cars shall not be nearer than thirty (30) feet to the front line of the building.

SECTION 7

USE REGULATIONS

"H" Business District." "I" and "J" Light Industrial Districts

In the "H" Business District and the "I" and "J" Light Industrial Districts any building or land except as otherwise provided in this ordinance may be used for any use permitted in the Commercial Districts, or for any other use except the following.

following:

1. Acetylene gas manufacture or storage.
2. Acid manufacture.
3. Alcohol manufacture.

Ammonia, bleaching powder or chlorine manufacture.

Arsenal.
6. Asphalt manufacture or refining.
7. Auto wrecking.
8. Blast furnace.
9. Bag cleaning.

 Boast utiliste.
 Bag cleaning.
 Boiler works.
 Brick, tile, pottery or terra cotta manufacture other than the manufacture of handcraft facture other products only.

12. Candle manufacture.

13. Celluloid manufacture or treatment.

14. Cement, lime, gypsum or plaster of paris

manufacture.

15. Central mixing plant for cement, mortar, plaster or paving materials.

16. Coke ovens.

17. Cotton gin.

Cotton gin.
Creosote manufacture or treatment.
Disinfectants manufacture.
Distillation of bones, coal or wood.
Dog pound.
Dyestuff manufacture.

Exterminator and insect poison manufac-

Emery cloth and sandpaper manufacture. Explosives or fireworks manufacture

Fat rendering.
Fertilizer manufacture.
Fish smoking and curing.
Forge plant.
Garbage, offal or dead animals reduction

or dumping.

31. Gas manufacture or storage. AUG WHEIGHT AND AREA
32. Glue, size or gelatine manufacture.
33. Iron, steel, brass or copper founding of the fabrication plant.
34. Junk, iron or rags storage or baling Separation of the minimum di
35. Lamp black manufacture.
36. Match manufacture.
37. Oilcloth or linoleum manufacture.
38. Ore reduction.

SECTION

HEIGHT AND AREA

(C" Aparttmen the minimum di
the minimum lot area per lows:

18. Ore reduction.

37. Oilcloth or linoleum manufacture.
38. Ore reduction.
39. Oiled or rubber goods manufacture.
40. Paper and pulp manufacture.
41. Petroleum or its products, refining or wholesale storage of.
42. Potash works.
43. Pyroxlin manufacture.
44. Rock crusher.
45. Rolling mill.
46. Rubber or gutta-percha manufacture or treatment.

treatment.
47. Salt works. 23-NONCONGEM

the extent of not more th reasonable value, by fire, e ualty, or the public enem occupancy or use of such t which existed at the time

SECTIO

HEIGHT AND AREA

"A" One-Family and

"A" One-Family and District

In the "A" One-Family Districts the height of bit dimensions of yards and the family shall be as follows:

Height: No building her turally altered shall exceed stories or thirty-five (35) vided in Section 19 (parag Rear Yard: There shall a depth of not less than of the depth of the lot, pneed not exceed twenty-five times of the depth of the lot, pneed not exceed twenty-five times of the depth of the lot, pneed not exceed twenty-five times of the depth of the lot, pneed not exceed twenty-five times of a building having a ten (10) per cent of the vided such side yards need feet in width. See Section a, b, c,) hereof.
On corner lots the side be the same as for intericase of reversed frontage faces an intersecting street shall be a side yard on corner lot of not less the of the front yard require rear of such corner lot and on said corner lot shall privard line on the lots in the ever, that this regulation preted as to reduce the providing the required internet lot facing an intericord at the time of past to less than twenty-eight hibit the erection of an act this regulation cannot be refront fare shall a depth of not less than the front line of the build ifferen (15) feet to the frequence terrace.

Provided, however, that:
Where lots comprising f

Provided, however, that: Where lots comprising f Where lots comprising f more of the frontage are d having an average front in depth of not more t building hereafter erected shall project beyond the a so established, provided, ulation shall not be so inte front yard of more than f Lot Area Per Family: It District every building her turally altered, shall proviless than five thousand (family.

less than five thousand family.

In the "B" Four-Family per family requirements for shall be the same as the Family District: every two after erected or structuralla lot area of not less the (2500) square feet per family dwelling hereafter altered shall provide a lot twelve hundred (1200) square Provided, however, that

Provided, however, that area than herein required the rime of the passage of man be octupied by not m

Height: No building he

Height: No building he turally altered shall exceed forty-five (45) feet, exception 19 hereof.

Rear Yard: There shall a depth of not less than of the depth of the lot, pneed not exceed twenty-fterior lots nor fifteen (15 See Section 19.

Side Yard: For building and one-half (2½) stories

100.253 Existing nonconforming use, continuance -- Change -- Effect of nonconforming use of ten years' duration -- Application.

- (1) The lawful use of a building or premises, existing at the time of the adoption of any zoning regulations affecting it, may be continued, although such use does not conform to the provisions of such regulations, except as otherwise provided herein.
- (2)The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided. however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.
- (3) Any use which has existed illegally and does not conform to the provisions of the zoning regulations, and has been in continuous existence for a period of ten (10) years, and which has not been the subject of any adverse order or other adverse action by the administrative official during said period, shall be deemed a nonconforming use. Thereafter, such use shall be governed by the provisions of subsection (2) of this section.
- (4) The provisions of subsection (3) of this section shall not apply to counties containing a city of the first class, a consolidated local government, an urban-county government, or a city with a population equal to or greater than twenty thousand (20,000) based upon the most recent federal decennial census.

Effective: January 1, 2015

History: Amended 2014 Ky. Acts ch. 92, sec. 196, effective January 1, 2015. -- Amended 2002 Ky. Acts ch. 346, sec. 149, effective July 15, 2002. -- Amended 1986 Ky. Acts ch. 141, sec. 28, effective July 15, 1986. -- Amended 1984 Ky. Acts ch. 412, sec. 3, effective July 13, 1984. -- Amended 1978 Ky. Acts ch. 327, sec. 3, effective June 17, 1978. -- Created 1966 Ky. Acts ch. 172, sec. 56.





1.3.1 Use

- A. A nonconforming use is an established activity which lawfully existed at the time of the enactment of any zoning regulation which would not permit such activity.
- B. A nonconforming use may be continued until it is abandoned notwithstanding the sale of the land parcel on which the nonconforming use exists; but a nonconforming use shall not be enlarged, expanded or changed except as expressly permitted by KRS 100.253 and by Chapter 1 Part 3.
- C. There shall be no increase in the floor area or the land area devoted to a nonconforming use or other enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation that made the use nonconforming was adopted.
- D. Subject to the limitations and restrictions imposed by items A through C of Chapter 1 Part 3, the Board of Zoning Adjustment may permit a change in the nonconforming use to another nonconforming use only if the new nonconforming use is in the same or more restrictive classification and upon finding that the new nonconforming use will be no more odious or offensive to surrounding properties than the first nonconforming use. When the Board of Zoning Adjustment permits a change from one nonconforming use to another nonconforming use pursuant to this paragraph, it may impose such conditions upon such new nonconforming use as it finds are necessary to preserve the character of the neighborhood, to minimize nuisances to surrounding properties, and to protect the value of surrounding properties.
- E. Notwithstanding any provision in Chapter 1, Part 3 to the contrary, a residential structure located in an industrial district may be expanded if (1) the expansion does not increase the number of dwelling units on the subject property and (2) the expansion would be permitted if the existing structure were located in an R-5 Residential district.
- F. ABANDONMENT. The abandonment of a nonconforming use terminates the nonconforming use status. The burden of proof in a hearing before the appropriate Board of Zoning Adjustment on whether a nonconforming use has been abandoned shall be on the party asserting that the nonconforming use has been abandoned. However, a showing that the subject property has not been regularly used for the purposes for which the nonconforming use status is claimed for a period of one year shall create a presumption of such abandonment, and thereupon the burden of proof shall shift to the party asserting that the nonconforming use has not been abandoned. The Board may accept any substantial evidence sufficient to show that the nonconforming use has been discontinued for a period of one year or more. To rebut the presumption, the property owner must show by clear and convincing evidence that:
 - the property owner has undertaken to reinstate the discontinued nonconforming use on the property by such acts as would be



1.3 - 1



Kentucky Secretary of State Michael G. Adams

Your Annual report has been filed successfully.

Click here to view the filing created for this annual report.

You can print this page to use as your verification that the annual report has been filed, and as a receipt for your payment.

Company ID:

0259151.09.99999

Annual Report Date:

3/15/2023

Principal Office:

1910 LOWER HUNTERS TRACE

LOUISVILLE, KY 40216

Registered Agent:

CHRISTOPHER KELTY

1910 LOWER HUNTERS TRACE

LOUISVILLE, KY 40216

SOS Accounting ID:

0.0

Filing Fee:

\$15.00

Title: -

President

Signature:

CHRISTOPHER E KELTY

Current Officers

Office Nam

Name and Address

President

Christopher E Kelty, 1910 Lower Hunters Trace Louisville, KY 40216

Secretary

MEGHAN E KELTY, 1904 Lampter Ave Louisville, Ky 40216

Directors

Name and Address

Christopher E Kelty, 1910 Lower Hunters Trace Louisville, KY 40216

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Click here to view your company profile

23-NONCONFORM-0024

Commonwealth of Kentucky Michael G. Adams, Secretary of State

Michael G. Adams Secretary of State P. O. Box 1150 Frankfort, KY 40602-1150 (502) 564-3490 http://www.sos.ky.gov

Annual Report Online Filing For the Year 2023

ARP

Company:

LANDMARK LAWN, INC.

Company ID:

0259151

State of origin:

Kentucky

Formation date:

5/31/1989 12:00:00 AM

Date filed:

3/15/2023 8:55:17 AM

Fee:

\$15.00

Principal Office

1910 LOWER HUNTERS TRACE

LOUISVILLE, KY 40216

Registered Agent Name/Address

CHRISTOPHER KELTY 1910 LOWER HUNTERS TRACE LOUISVILLE, KY 40216

Current Officers

President Secretary Christopher E Kelty MEGHAN E KELTY 1910 Lower Hunters Trace Louisville, KY 40216

1904 Lampter Ave Louisville, Ky 40216

Directors

Director

Christopher E Kelty

1910 Lower Hunters Trace Louisville, KY 40216

Signatures

Signature

CHRISTOPHER E KELTY

Title

President



Commonwealth of Kentucky Department of Revenue Sales and Use Tax Permit

Account Number:	
	000109345
Issue Date	
	11/15/2015
Address	
Addiess	
	LANDMARK LAWN, INC.
	1910 LOWER HUNTERS TRCE,
	LOUISVILLE, KY 402161526
	The state of the s

THIS SELLER'S PERMIT IS ISSUED PURSUANT TO KRS 139.250

POST IN A CONSPICUOUS PLACE

THIS PERMIT IS ISSUED PURSUANT TO AUTHORITY OF CHAPTER 139 OF THE KENTUCKY REVISED STATUTES AND IS VALID UNTIL CANCELLED OR REVOKED.

THIS PERMIT IS NOT TRANSFERABLE



Commonwealth of Kentucky Alison Lundergan Grimes, Secretary of St

LAOO
1012260.06
Alison Lundergan Grimes
Secretary of State
Received and Filed
2/23/2018 10:54:00 AM
Fee receipt: \$40.00

Alison Lundergan Grimes Secretary of State P. O. Box 718 Frankfort, KY 40602-0718 (502) 564-3490 http://www.sos.ky.gov

Articles of Organization Limited Liability Company

KLC

For the purposes of forming a limited liability company in Kentucky pursuant to KRS Chapter 275, the undersigned organizer hereby submits the following Articles of Organization to the Office of the Secretary of State for filing:

Article I: The name of the company is

Kelty Property Management LLC

Article II: The street address of the company's initial registered office in Kentucky is

1910 Lower Hunters Trce, Louisville, KY 40216

and the name of the initial registered agent at that address is Christopher E Kelty

Article III: The mailing address of the company's initial principal office is

1910 Lower Hunters Trce, Louisville, KY 40216

Article IV: The limited liability company is to be managed by Members

Executed by the Organizer on Friday, February 23, 2018

Name of Organizer: Christopher E Kelty

Signature of individual signing on behalf of Organizer: Christopher E Kelty

I, **Christopher E Kelty**, consent to serve as the Registered Agent on behalf of the limited liability company.

Signature of Registered Agent or individual signing on behalf of the company serving as Registered Agent:

Christopher E Kelty





General Information Report

July 25, 2023 1:44 PM

General Geographic Information

City:

LOUISVILLE

Zip Code:

40216

Parcel ID:

Not Applicable

2010 Census Tract:

012502

2010 Census Block:

3000

2020 Census Tract:

012502

2020 Census Block:

5000

Neighborhood:

Not Applicable

Neighborhood Place:

GREATER CANE RUN

AREA

Metro Park:

Not Applicable

LOJIC Street Atlas:

MAN16-D

Special Districts

Enterprise Zone:

Not Applicable

Overlay District:

Not Applicable

Historical District:

Not Applicable

Preservation District:

Not Applicable

Urban Renewal District:

Not Applicable

CPW Maintenance

WEST

District:

Diotriot.

Zoning - Form District:

R4 - N

Political Areas

Council Member District:

12 - RICK BLACKWELL

US Congressional

District:

3 - MORGAN MCGARVEY

KY Senatorial District:

37 - DAVID YATES

KY Legislative District:

28 - JARAD A BAUMAN

School Board District:

4 - JOE MARSHALL

Voting Precinct:

A146 Where do I vote?

Solid Waste Services

The address you entered is outside the Urban Service District where Louisville Metro is responsible for waste collection, recycling and yard waste services. If you live in another city within Jefferson County, your city administrator can provide you with the appropriate waste hauler information. To learn more, call MetroCall at 311 or 574-5000.

Emergency Services

Fire:

PLEASURE RIDGE PARK

Police:

Louisville Metro Police Department,

Third Division

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PLANNING &
DESIGN SERVICES





BILLING SUMMARY

Previous Balance Payment(s) Received	374.72 -374.72
Balance as of 1/3/23	\$0.00
Current Electric Charges Current Gas Charges	338.98 224.05
Total Current Charges as of 1/3/23	\$563.03
Total Amount Due	\$563.03

Mailed 1/4/23 for Account # 3000-0884-9774

AMOUNT DUE

\$563.03

App, online or phone payments made before 7 pm ET will be posted same day

Account Name: Service Address: **CHRISTOPHE KELTY**

1910 Lower Hunters Trce

LOUISVILLE KY

Payment Options

Mobile app - LG&E KU ODP mobile app

(fees may apply)

Customer Service:

Online - Ige-ku.com

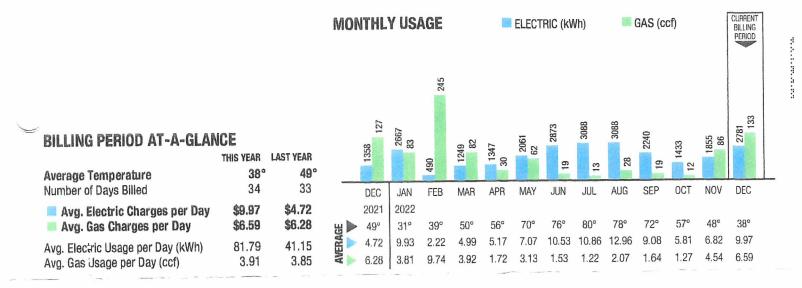
Phone - (502) 589-1444, press 1-2-3

For fastest service, use our mobile app, website or automated phone system (502) 589-1444

24 hours a day.

Phone reps available M-F, 7am - 7pm ET.

Next read will occur 1/30/23 - 2/1/23 (Meter Read Portion 20)



Please return only this portion with your payment. Make checks payable to LG&E and write your account number on your check.

Amount Due 1/27/23	\$563.03
After Due Date, Pay this Amount:	\$579.92
Winterhelp Donation:	
Total Amount Enclosed:	

AV 01 007756 25036H 23 A**5DGT

Service Address: 1910 Lower Hunters Trce

սուկուրիյիկոսիուրբիլին հրմիակինչ հա CHRISTOPHE KELTY 1910 LOWER HUNTERS TRCE

LOUISVILLE, KY 40216-1526

Account # 3000-0884-9774

AUG 0 9 2023

PLANNING & DESIGN SERVICES

a PPL company

PO Box 25211 Lehigh Valley, PA 18002-5211

23- NONCONFORM-0024



In 1973! Lester Fields Bought 1910 Lower Hewters Trc. Stanted A Auto shop which he RAN TILL the Time I Bought The House IN 1988.

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AUG 0.9.2023 PLANNING & DESIGN SERVICES



RECEIVED

PLANNING & DESIGN SERVICES

GE OF NOTICE NOTICE RECORDED AGAINST : FIELDS DIBIAL Kentucky County Clerks Association Kentucky Ean Association 1982 1929 MENTIONED IN THE INSTRUMENT RECORDED IN MALE BOOK DOL PAGE 393 IN THE OFFICE OF THE JEFFERSON COUNTY CLERK ON THE DAY OF THE IS HEREBY DISCHARGED THIS THE DAY OF 18901003543 UNDER PENALTIES OF LAW THE UNDERSIGNED ACKNOWLEDGES THAT HE/SEE IS FULLY AUTHORIZED TO EXECUTE THIS INSTRUMENT. Billinger, PS.C. Morgan d This instrument prepared by: KY 40202 311-82-RETURN TO: COLLY Min Quisville KY 40200 No.: YILOU

BY Shelly Moto DEPUTY QUERKS 20201
PLANNING & DESIGN SERVICES

Chris Kelty, 1910 Lower Hunters Trce. Louisville, KY 40216

Subject: Nonconforming Rights Application / Case # ENF-ZON-23-00925-1

Supporting Documentation Enclosed

Dear Mr. Mike Wilcher,

I hope this letter finds you well. I am writing to apply for the Nonconforming Use permit, and also to respond to the violation, case number listed above. The code violation was issued against my property located at 1910 Lower Hunters Trce. Louisville, KY 40216. The violation pertains to the alleged nonconforming use, which I firmly believe is in accordance with the provisions of KRS 100.203(1) and 100.253, which is written in "The Law of Nonconforming Uses" please see attached documentation, it clearly states that "any use that has been in continuous existence for a period of ten (10) years, and which has not been the subject of any adverse order or other adverse action by the administrative official during said period, shall be deemed a nonconforming use. I have also enclosed a copy of the 1931 Zoning Ordinance, which in (section 3, Use Regulations "A" One-Family District) #7. States "Farming and Truck Gardening is an acceptable use. I have worked Grading/Landscaping out of 1910 Lower Hunters Trace. Louisville Ky for the past 34 years. (with 0 complaints) until this one dated July 6th, 2023. I have enclosed a sworn statement from the previous owner (Lester Fields) he states that he ran his Automotive Repair shop out of 1910 Lower Hunters Trce. from 1973 to 1988. We are searching for information on the property prior to 1973, this has proven to be an almost impossible task, as both the occupants have died. but we did find JoAnn Collins (Affidavit to come) she is the niece of Charles & Bertha Junot. She states they were the original owners, they had a huge garden full of vegetables that they sold and delivered to customers.

I have included supporting documentation, pictures, and three notarized affidavits to demonstrate the continuous use of the property and its positive impact on the neighborhood.

DESIGN SERVICES

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23-NONCONFORM-0024

I kindly request a review of my application and to present these documents and affidavits in person. I am open to any further documentation or information required to strengthen my case and resolve this matter amicably.

Thank you for your attention to this appeal. I look forward to your prompt response and a favorable resolution.

Christyph Eky Chris Kelty



JoAnn Collins

3107 Wayside Dr. Louisville, KY 40216 502.592.9280

August 8th, 2023

Chrisropher E Kelty

CEO Kelty Property Mng. LLC 1910 Lower Hunters Trace Louisville, KY 40216

Case number# ENF-ZON-23-000925-1

To Whom It May Concern,

I, Jo Ann Collins solemnly declare and affirm the following facts based on my personal knowledge and family history regarding the property located at 1910 Lower Hunters Trace:

Charles Junot and Bertha Junot, my aunt and uncle, were the legal and rightful owners of the property at 1910 Lower Hunters Trace. They acquired the property through lawful means and held ownership until their respective passings. My aunt, Bertha Junot, passed away in the late 1960s. My uncle, Charles Junot, subsequently held sole ownership of the property after Bertha's passing. He continued to maintain possession and ownership of the property until his own demise. Charles Junot, my uncle, passed away in the late 1970's. During my visits to their home, I remember that my Aunt and Uncle leased the "back lot" to a farmer that grew vegetables. We would help load his trucks with the vegetables for his customers for delivery. Mrs Bertha Junot had a dog breeding business (Chiwawa"s), she also raised and sold rabbits and chickens. Following the deaths of Charles Junot and Bertha Junot, the property at 1910 Lower Hunters Trace underwent a change of ownership. It was sold to Lester Fields after my Uncle passed. I recently visited the property for a yard sale. I was so surprised

to learn that a business had been actively running out of the



property all these years?? I drive past there all the time, the property is always neat and quiet.

I declare under penalty of perjury that the statements mentioned above are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me on this 8th day of August, 2023

Ellen Kelty



Subject: Appeal of Code Violation

Case Number: ENF-ZON-23-000925-1

Christopher Kelty, 1910 Lower Hunters Trace, Louisville, KY 40216

Affidavit of Continuous and Uninterrupted Use of Property for Grading/Landscaping

I, Dave Clark of 5334 Oak Lea Dr, Louisville, KY 40216, (502.415.1481) do hereby solemnly affirm

and state as follows:

I am of legal age and fully competent to provide this affidavit. I have personal knowledge of the

property located at 1910 Lower Hunters Trace, Louisville, KY 40216, herein referred to as "the

property."

I moved to the neighborhood 26 years ago. I can attest that "the property" has been

continuously and uninterruptedly used for the specific purpose of Grading/landscaping the

entire time I've lived here.

During my occupancy in the neighborhood, the activities related to landscaping/grading have

been consistently conducted on the property without any changes in its nature or scope.

"The property" has significantly contributed to the improvement and enhancement of the

neighborhood. Chris and his crew have always been very respectful of all the neighbors, always

helpful! His property is very well maintained, neat and groomed to perfection. I very much enjoy

having him as my neighbor!

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23- NONCONFORM-0024

I make this affidavit voluntarily to support the continuation of the non-conforming use of "the property" for Landscaping/Grading purposes and to the best of my knowledge, all the information provided in the affidavit is true and accurate.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on this	\mathscr{L} day of	Augus /2023,	at Louisville/Jefferson Co	. KY.

Dave Clark

Signature of Affiant Full Name of Affiant

Sworn to and subscribed before me on this day of Quyet 2023.

Notary Public



Subject: Appeal of Code Violation

Case Number: ENF-ZON-23-000925-1

Christopher Kelty, 1910 Lower Hunters Trace, Louisville, KY 40216

Affidavit of Continuous and Uninterrupted Use of Property for Grading/Landscaping

I, Bonnie Elkins of 1836 Lower Hunters Trace, Louisville, KY 40216, (502.681.7861) do hereby solemnly affirm and state as follows:

I am of legal age and fully competent to provide this affidavit. I have personal knowledge of the property located at 1910 Lower Hunters Trace, Louisville, KY 40216, herein referred to as "the property."

I attest that "the property" has been continuously and uninterruptedly used for the specific purpose of Grading/landscaping for a period of 34 years, commencing from 1989.

During my occupancy in the neighborhood, the activities related to landscaping/grading have been consistently conducted on the property without any changes in its nature or scope.

"The property" has significantly contributed to the improvement and enhancement of the neighborhood. I couldn't hand pick a better neighbor than Chris Kelty!

I make this affidavit voluntarily to support the continuation of the non-conforming use of "the property" for Landscaping/Grading purposes and to the best of my knowledge, all the information provided in the affidavit is true and accurate.

I declare under penalty of perjury that the foregoing is true and correct.

Z3-NONCONFORM-0024

Executed on this 4th day of Aug., 2023, at Louisville/Jefferson Co. KY.
Bonnie Elkins Banner Elkins
Signature of Affiant Full Name of Affiant
Sworn to and subscribed before me on this 4th day of Aug. 2023.
Elle Kelty

Notary Public

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Rosa, Garcia Salvador 1911 Lower Hunter's Trace Louisville, KY 40216 Rosa, Garcia Salvador 1911 Lower Hunter's Trace Louisville, KY 40216

James C Webb 5335 Oak Lee Dr Louisville, KY 40216 James C Webb 5335 Oak Lee Dr Louisville, KY 40216

Donald W Schraut 1918 Distler Lane Louisville, KY 40216 Donald W Schraut 1918 Distler Lane Louisville, KY 40216

Donald W Schraut c/o Current Resident 1920 Lower Hunter's Trace Louisville, KY 40216 Donald W Schraut c/o Current Resident 1920 Lower Hunter's Trace Louisville, KY 40216

Schraut Properties LLC c/o Current Resident 1922 Lower Hunter's Trace Louisville, KY 40216 Schraut Properties LLC c/o Current Resident 1922 Lower Hunter's Trace Louisville, KY 40216

Kelty Property Management LLC c/o Simon Kelty 5411 Distler Lane Louisville, KY 40216 Kelty Property Management LLC c/o Simon Kelty 5411 Distler Lane Louisville, KY 40216

Kelty Property Management LLC c/o Christopher Kelty 1910 Lower Hunter's Trace Louisville, KY 40216 Kelty Property Management LLC c/o Christopher Kelty 1910 Lower Hunter's Trace Louisville, KY 40216

Kelty Property Management LLC c/o Current Resident 1906 Lower Hunter's Trace Louisville, KY 40216 Kelty Property Management LLC c/o Current Resident 1906 Lower Hunter's Trace Louisville, KY 40216



label size 1" x 2 5/8" compatible with Avery $^{\infty}5160/8160$ Étiquette de format 25 mm x 67 mm compatible avec Avery $^{\infty}5160/8160$



Rosa, Garcia Salvador 1911 Lower Hunter's Trace Louisville, KY 40216 Rosa, Garcia Salvador 1911 Lower Hunter's Trace Louisville, KY 40216

James C Webb 5335 Oak Lee Dr Louisville, KY 40216 James C Webb 5335 Oak Lee Dr Louisville, KY 40216

Donald W Schraut 1918 Distler Lane Louisville, KY 40216 Donald W Schraut 1918 Distler Lane Louisville, KY 40216

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Kelty Property Management LLC c/o Christopher Kelty 1910 Lower Hunter's Trace Louisville, KY 40216 Kelty Property Management LLC c/o Christopher Kelty 1910 Lower Hunter's Trace Louisville, KY 40216

Kelty Property Management LLC c/o Current Resident 1906 Lower Hunter's Trace Louisville, KY 40216 Kelty Property Management LLC c/o Current Resident 1906 Lower Hunter's Trace Louisville, KY 40216

