



Land Development Report

May 28, 2019 1:00 PM

About LDC

Location

Parcel ID: 055E01060000
Parcel LRSN: 91041661
Address: MULTIPLE ADDRESSES

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: OAKDALE ADDITION
Plat Book - Page: 06-062
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0057E

Protected Waterways
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils
Potential Steep Slope: NO
Unstable Soil: NO

Geology
Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO

Services

Municipality: LOUISVILLE
Council District: 15
Fire Protection District: LOUISVILLE #3
Urban Service District: YES

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19 Nonconform 1018



Backside Holdings
3906 S. 3rd St.
Louisville, KY 40214

Joe & Christina Meador
3823 Southern Parkway
Louisville, KY 40214

Charles Gaddie Jr.
3908 S. 3rd Street
Louisville, KY 40214

Patsy Lee Heck
3915 S. 3rd Street
Louisville, KY 40214

Tim Degraaff
3913 S. 3rd Street
Louisville, KY 40214

Tim Degraaff
3911 S. 3rd Street
Louisville, KY 40214

Daniel & Virginia Hyland
3909 S. 3rd Street
Louisville, KY 40214

~~Davis Commercial Properties~~

✓

Davis Commercial Properties
3904 S. 3rd Street
Louisville, KY 40214

Trustees of Victory Memorial BA
3819 Southern Parkway
Louisville, KY 40214

Andrew Bowen
3821 Southern Parkway
Louisville, KY 40214

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OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU-EMILIA LIU, AICP
DIRECTOR

November 13, 2017

Kevin Davis
6400 N. Preston Hwy.
Louisville, KY 40229

Re: 17NONCONFORM1039
3904 S. 3rd St.
Louisville, Kentucky 40214

3906 → Parcel ID 055E01060000

Dear Mr. Davis,

This letter will serve notice that nonconforming use rights for automobile sales and repair have been established for the property known as 3904 S. 3rd Street within an R-6 zoning district per the submitted information and research.

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

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

Staff's conclusion can be appealed by any interested party 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,

Brian Mabry
Planning & Design Supervisor

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LOUISVILLE FORWARD

www.louisvilleky.gov

METRO DEVELOPMENT CENTER 444 S. FIFTH STREET, STE. 300, LOUISVILLE, KENTUCKY 40202 502.574.6230 FAX 502.574.8129

19 Nonconform 1018

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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Change in Nonconforming Use to Another Nonconforming Use

Louisville Metro Planning & Design Services

Case No.: 19 Nonconform 1018 Intake Staff: KP

Date: 5/29/19 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): 3906 South Third Street 40214

Property Parcel ID(s): 055E01060000

Existing Zoning District: _____ Existing Form District: _____

Previous Case No.(s)
(if known) _____

Description of Existing Nonconforming Use:

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

Before I purchased the property, it was used to store 2 cars and a boat.
Before that for many years it was Sonny's Body Shop & Auto Sales
I think before that it was a Blacksmith Shop

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Description of Proposed Nonconforming Use:

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

Plumbing contractor shop. All operations will be enclosed inside the building. No sales onsite. No clients will come to this building. We will park 3 to 5 service trucks inside the building. Only vehicles outside in our parking lot will be employee vehicles. We will store some parts inside the building - no outside storage. We will have 2 small offices inside building - approximately 280 ft² of office and

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

☒ Same as owner

Name: Daniel Brown

Name: _____

Company: Backside Holdings LLC

Company: _____

Address: 501 Leyton Ave

Address: _____

City: Louisville State: KY Zip: 40222

City: _____

State: _____

Zip: _____

Primary Phone: 502-296-4829

Primary Phone: _____

Alternate Phone: 502-

Alternate Phone: _____

Email: brownplbg@att.net

Email: _____

Owner Signature (required):

Daniel P Brown

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, Daniel Brown, in my capacity as Authorized Agent, hereby
representative/authorized agent/other

certify that Backside Holdings LLC 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: Daniel P Brown

Date: 5-28-2019

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.