



Change in Nonconforming Use to Another Nonconforming Use

Louisville Metro Planning & Design Services

Case No.: 19NONCONFORM1012 Intake Staff: RM

Date: 4-1-19 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): 2014 Bonnycastle Ave.

Property Parcel ID(s): 077E00240000

Existing Zoning District: R5A Existing Form District: TN

Previous Case No.(s) (if known) 17NONCONFORM1043

Description of Existing Nonconforming Use:

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

Property is currently zoned for multi-family use, however the 3 dwelling units exceeds the maximum density allowed and nonconforming rights for the 3 dwellings was granted and established. The current structure has 3 dwellings.

Description of Proposed Nonconforming Use:

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

The current principal structure will be modified to only accommodate 2 dwellings and a "proposed" detached accessory structure will accommodate the 3rd dwelling on the property.

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Glen & Christy Nash

Name: _____

Company: _____

Company: _____

Address: 20151 Bonny Castle Ave #2

Address: _____

City: Covington State: Ky Zip: 40205

City: _____ State: _____ Zip: _____

Primary Phone: 502-727-5879

Primary Phone: _____

Alternate Phone: 502-727-7505

Alternate Phone: _____

Email: gnash ky @ gmail.com

Email: _____

Owner Signature (required): Glen & Christy Nash

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

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.

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Additional Information:

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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

December 12, 2017

Ms. Samantha Otto
2014 Bonnycastle Avenue
Louisville, KY 40205

Re: 17NONCONFORM1043
2014 Bonnycastle Avenue
Louisville, Kentucky 40205

Dear Ms. Otto,

This letter will serve notice that nonconforming use rights for a multi-family building consisting of three dwelling units has been established for the property known as 2014 Bonnycastle Avenue within an R-5A Residential Multi-Family zoning district per the submitted information and research. The property is currently zoned for multi-family use; however, the three dwelling units exceed the maximum density allowed for this property. Due to the current maximum density requirement, nonconforming rights for three dwelling units needed to be and have been established.

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,

Joe Haberman
Planning & Design Manager

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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

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Land Development Report

April 1, 2019 1:00 PM

About LDC

Location

Parcel ID: 077E00240000
 Parcel LRSN: 97055
 Address: 2014 BONNYCASTLE AVE

Zoning

Zoning: R5A
 Form District: TRADITIONAL NEIGHBORHOOD
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: NONE
 Plat Book - Page: NONE
 Related Cases: NONE

Special Review Districts

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

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: 21111C0043E

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: YES

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
 Council District: 8
 Fire Protection District: LOUISVILLE #4
 Urban Service District: YES

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Victor Diamonds
1589 Bardstown Rd.
Louis. Ky 40205

Thomas Clark
2011 Bonnycastle
Louis. Ky 40205

Yost Investments
2013 Bonnycastle Ave
Louis. Ky 40205

Manager Jowner
2015 Bonnycastle Ave
Louis. Ky 40205

Alice Moore
2019 Bonnycastle Ave
Louis. Ky. 40205

George Clark
2010 Bonnycastle Ave
Louis. Ky, 40205

Bardstown Road LLC
1607 Bardstown Rd
Louis. Ky. 40205

Karl Otto
1609 Bardstown Rd.
Louis. Ky. 40220

Marvin Snyder
1613 Bardstown Rd.
Louis. Ky. 40205

Chris Reifsteck
1615 Bardstown Rd.
Louis. Ky. 40205

James Karibo
1617 Bardstown Rd
Louis. Ky. 40205

Reisert Insurance
2019 Murray Ave
Louis. Ky 40205

Urban Investments
2018 Bonnycastle Ave
Louis. Ky 40205

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