

20-APPEAL-0007

7614 Buena Vista Court



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Jon E. Crumbie, Planning & Design Coordinator

November 2, 2020

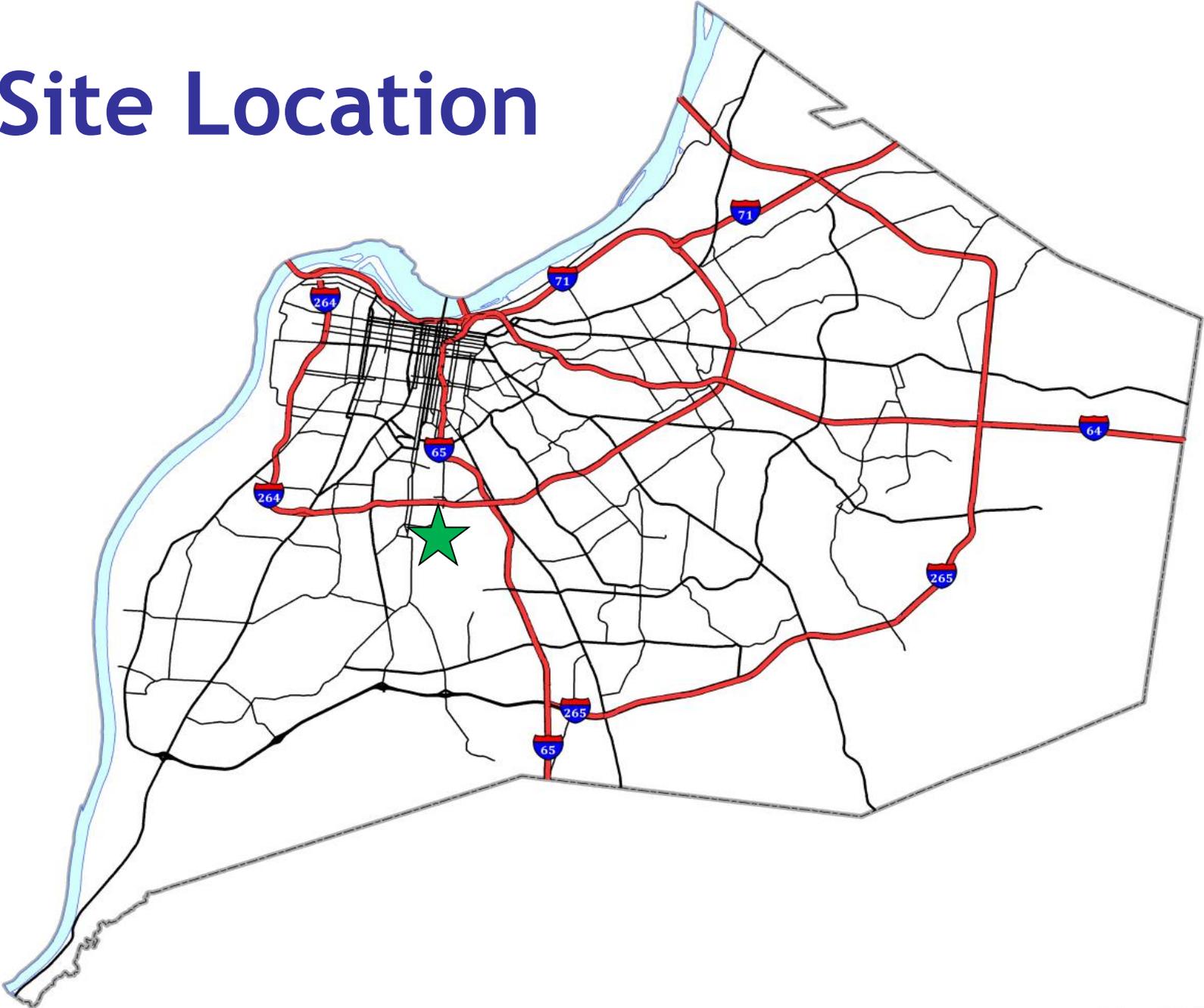
Request(s)

- Appeal of an administrative decision regarding nonconforming rights

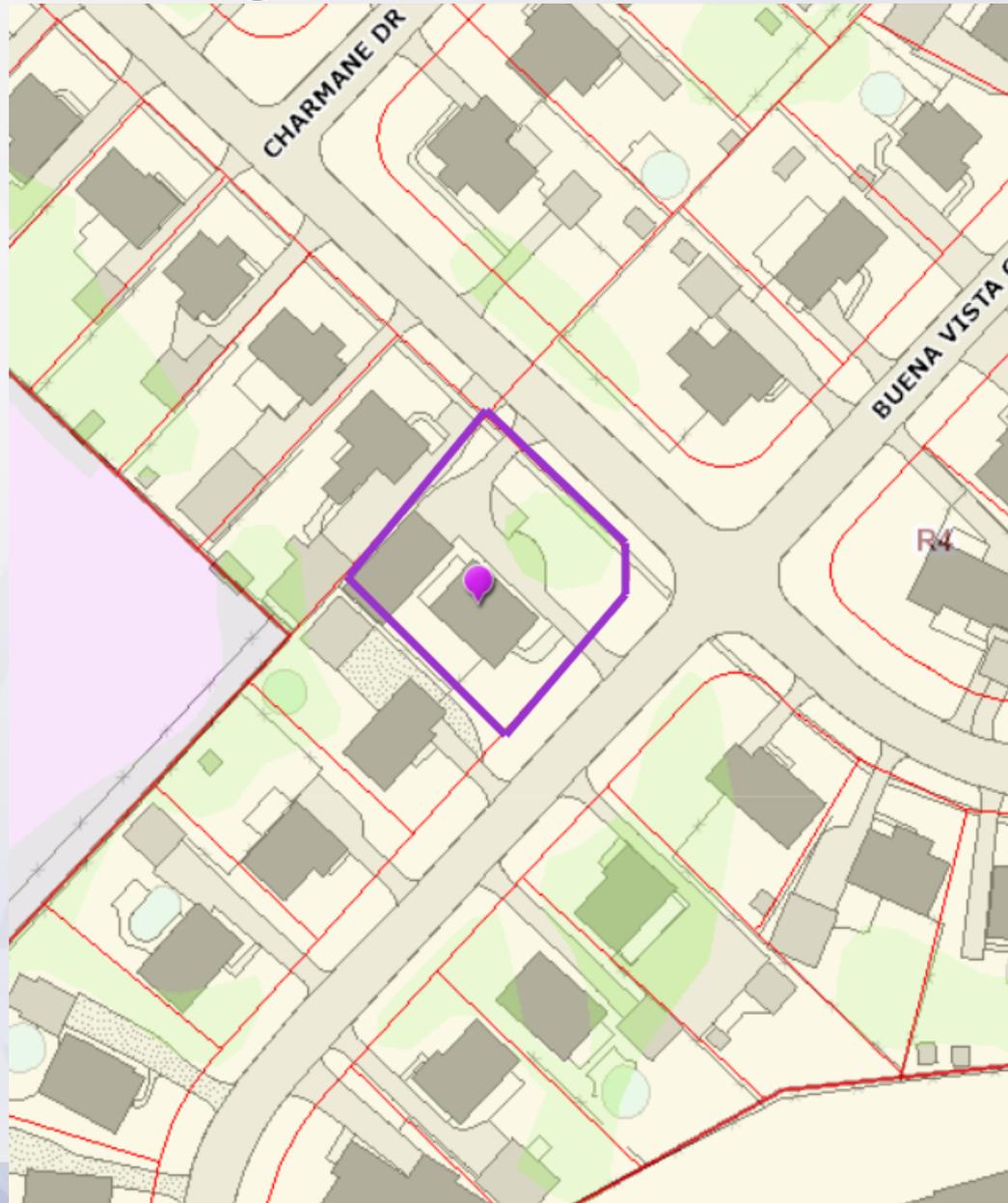
Case Summary/Background

- The Appellant submitted a nonconforming rights determination request on May 28, 2020.
- Staff conducted a review of the applicant's information and determined that there was not sufficient information that a nonconforming use (trucking company) has been established in the R-4 Single Family Zoning district.
- Therefore, staff concluded that the property does not have nonconforming rights for a trucking company and submitted a letter to the Appellant stating that decision on June 18, 2020.

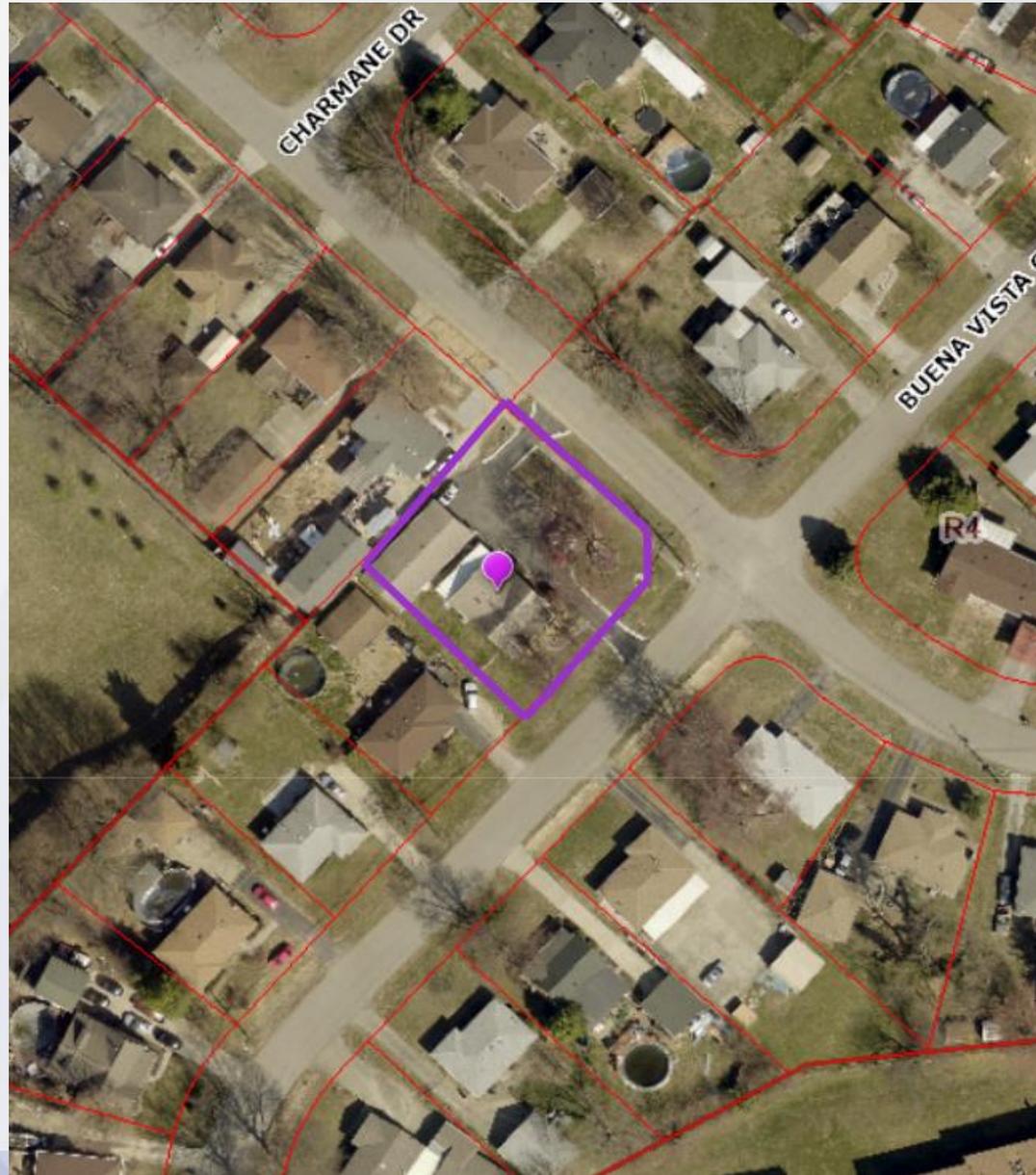
Site Location

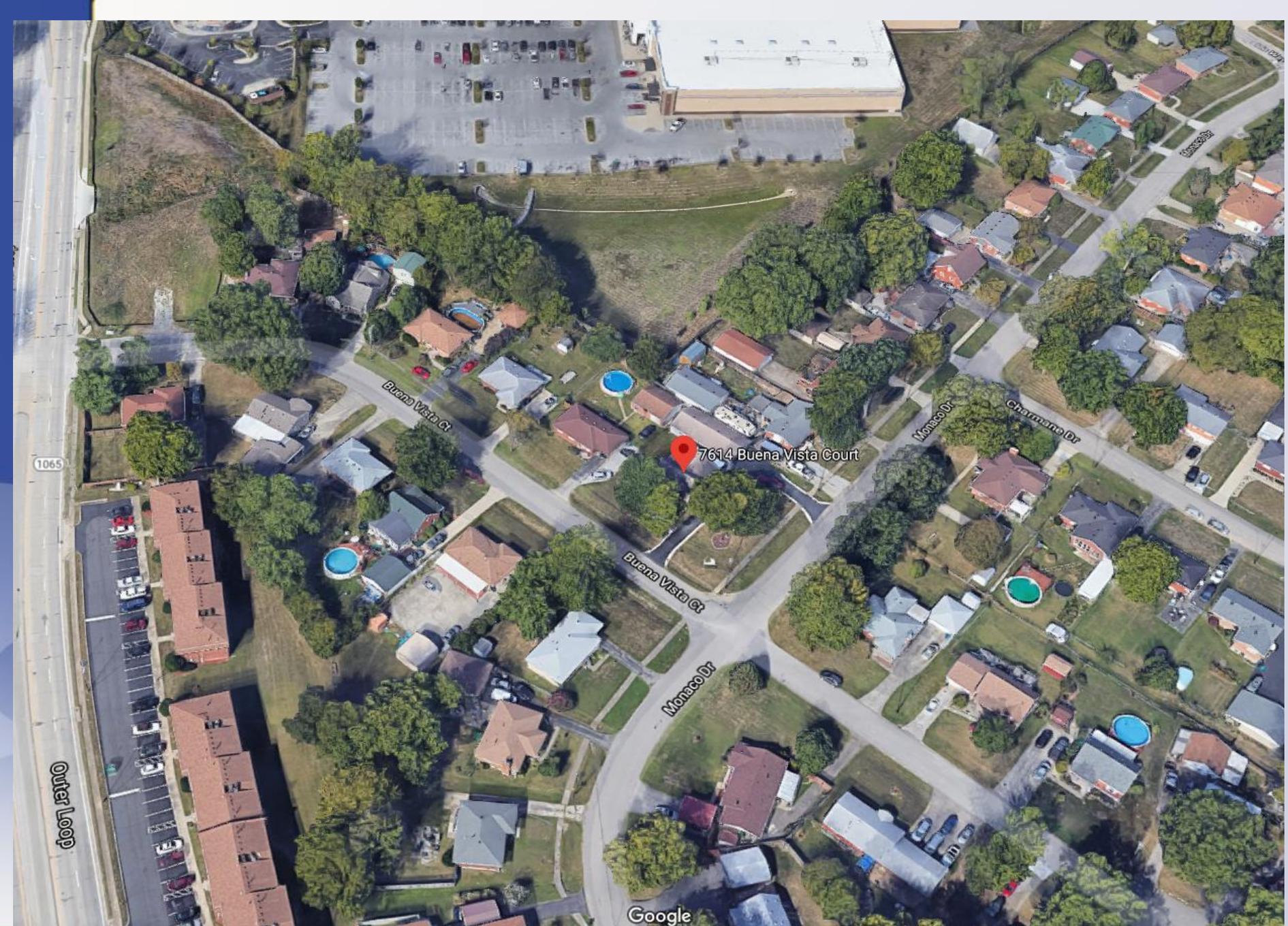


Zoning/Form Districts



Aerial Photo/Land Use





Front



Across Buena Vista Ct.



Across Monaco Dr.



View From Monaco Dr.



Existing Trucks



Existing Trucks



Existing Trucks



Existing Trucks



Staff Findings

Staff did not have sufficient information in the review of the nonconforming rights case that a trucking company existed on the site continuously from 1943.

Required Actions

Based upon the file of this case, this staff report, and the evidence and testimony submitted at the public hearing, the Board must determine:

1. Did the trucking company exist on the property in 1943?
2. If yes to question 1, did this use of the property continue to the present day?

If the Board answers yes to both questions, then the Board would concur with the applicant, and the approval of such motion would overturn staff's decision.

If the Board answers no to any of the two questions listed above, then an approval of such a motion would affirm staff's decision.