



Change of Nonconforming Rights Application

Louisville Metro Planning & Design Services

Case No.: 19-NONCONFORM-0007 Intake Staff: RM

Date: 7/1/19 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): 1203 Bourbon Ave / 3803 Preston Hwy
 Property Parcel ID(s): 084E01370000
 Existing Zoning District: R-5 Existing Form District: Neighborhood
 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

This property has been used for a Dental Office for 60 years.

Description of Proposed Nonconforming Use:

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

I seek to change the non conforming use from "Doctors Office" to "General Business". By "General Business", I mean, real estate, insurance, law or any general type of business.

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19-NONCONFORM-0007

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Same as owner

Name: Steve Smith

Name: _____

Company: _____

Company: _____

Address: 8208 Camberley Dr.

Address: _____

City: Louisville State: KY Zip: 40222

City: _____ State: _____ Zip: _____

Primary Phone: 502-500-7366

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: steve@stevesmithhomes.com

Email: _____

Owner Signature (required): [Signature]

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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JEFFERSON COUNTY PVA

3420 PRESTON HWY

Mailing Address 2307 RIVER RD, LOUISVILLE, KY
40206-5001

Owner PRESTON PLACE LLC

Parcel ID 083H00030000

Land Value \$1,796,740

Improvements Value \$8,753,260

Assessed Value \$10,550,000

Approximate Acreage 8.2495

Property Class 420 COM RETAIL

Deed Book/Page 11106 163

District Number 100023

Old District 13

Fire District City of Louisville

School District Jefferson County

Neighborhood 55 / COM PRESTON HIGHWAY
CORRIDOR

Satellite City **Urban Service District**

Sheriff's Tax Info **View Tax Information**

County Clerk **Delinquent Taxes** [☑](#)



Sales History

Deed Book/Page	Price	Date	Previous Owner
11106 163	\$10,550,000	03/14/2018	LOUISVILLE SYNDICATE
57 42 (N/A Online)	\$0	03/14/2018	LOUISVILLE SYNDICATE
10977 265	\$6,685,050	09/11/2017	PENN TRADING CO INC

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 06/05/2019.

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19 JUL 01 2019 0007

JEFFERSON COUNTY PVA

3432 PRESTON HWY

Mailing Address 3432 PRESTON HWY,
LOUISVILLE, KY 40213-1643

Owner MD LTD PTN

Parcel ID 083H01750000

Land Value \$511,530

Improvements Value \$606,470

Assessed Value \$1,118,000

Approximate Acreage 1.1668

Property Class 420 COM RETAIL

Deed Book/Page 6530 0720

District Number 100023

Old District 13

Fire District City of Louisville

School District Jefferson County

Neighborhood 55 / COM PRESTON HIGHWAY
CORRIDOR

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [☑](#)



Sales History

Deed Book/Page	Price	Date	Previous Owner
6530 0720	\$225,000	11/29/1994	FBP PROPERTIES

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19 11:00:00 AM 0007

JEFFERSON COUNTY PVA

3442 PRESTON HWY

Mailing Address PO BOX 460049 DEPT 501,
HOUSTON, TX 77056-8049

Owner ALDI INDIANA L P

Parcel ID 083H01830000

Land Value \$860,300

Improvements Value \$1,145,520

Assessed Value \$2,005,820

Approximate Acreage 2.4687

Property Class 420 COM RETAIL

Deed Book/Page 7170 0933

District Number 100023

Old District 13

Fire District City of Louisville

School District Jefferson County

Neighborhood 55 / COM PRESTON HIGHWAY
CORRIDOR

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

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Sales History

Deed Book/Page	Price	Date	Previous Owner
7170 0933	\$1,204,570	12/31/1998	ALDI INC
6302 0897	\$600,000	04/28/1993	OWNER UNKNOWN

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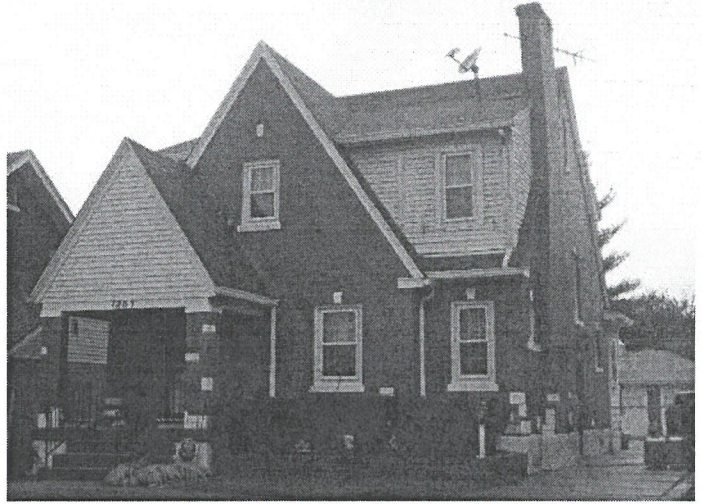
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JEFFERSON COUNTY PVA

1205 WOLFE AVE

Mailing Address 1205 WOLFE AVE, LOUISVILLE, KY 40213-1744
Owner WATERS CHRISTOPHER T
Parcel ID 084E00960000
Land Value \$26,850
Improvements Value \$148,150
Assessed Value \$175,000
Approximate Acreage 0.1360
Property Class 510 RES 1 FAMILY DWELLING
Deed Book/Page 10613 0009
District Number 100023
Old District 13
Fire District City of Louisville
School District Jefferson County
Neighborhood 217101 / BELMAR
Satellite City **Urban Service District**
Sheriff's Tax Info **View Tax Information**
County Clerk **Delinquent Taxes** 



Area Type	Gross Area	Finished Area
Main Unit	-	2,078
Basement	906	906
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	640	n/a

All measurements in square feet.

Sales History

Deed Book/Page	Price	Date	Previous Owner
10613 0009	\$175,000	05/06/2016	MCGARRY MIKE E & JENNIFER L
7857 0381	\$115,500	04/05/2002	WALKER SONDRAN ANN TR
6929 0364	\$97,420	06/27/1997	WOOLEY SONDRAN W & GOODAN SHARO

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 06/05/2019.

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JEFFERSON COUNTY PVA

1207 WOLFE AVE

Mailing Address 1207 WOLFE AVE, LOUISVILLE, KY 40213-1744
Owner MEEHAN JOHN M & THERESA
Parcel ID 084E00970101
Land Value \$26,850
Improvements Value \$141,570
Assessed Value \$168,420
Approximate Acreage 0.1584
Property Class 510 RES 1 FAMILY DWELLING
Deed Book/Page 7348 0715
District Number 100023
Old District 13
Fire District City of Louisville
School District Jefferson County
Neighborhood 217101 / BELMAR
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes



Area Type	Gross Area	Finished Area
Main Unit	-	2,334
Basement	1,090	0
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	360	n/a

All measurements in square feet.

Sales History

Deed Book/Page	Price	Date	Previous Owner
7348 0715	\$102,800	11/02/1999	SCHWERI JOHN B & DONNA M
7320 0808	\$114,000	09/16/1999	HARRIGAN EDWARD & HELEN

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JEFFERSON COUNTY PVA

1206 WOLFE AVE

Mailing Address PO BOX 17738, LOUISVILLE, KY
40217-0738

Owner MCQUARTER CARNELL

Parcel ID 084E01170000

Land Value \$26,850

Improvements Value \$124,530

Assessed Value \$151,380

Approximate Acreage 0.1599

Property Class 510 RES 1 FAMILY DWELLING

Deed Book/Page 10969 382

District Number 100023

Old District 13

Fire District City of Louisville

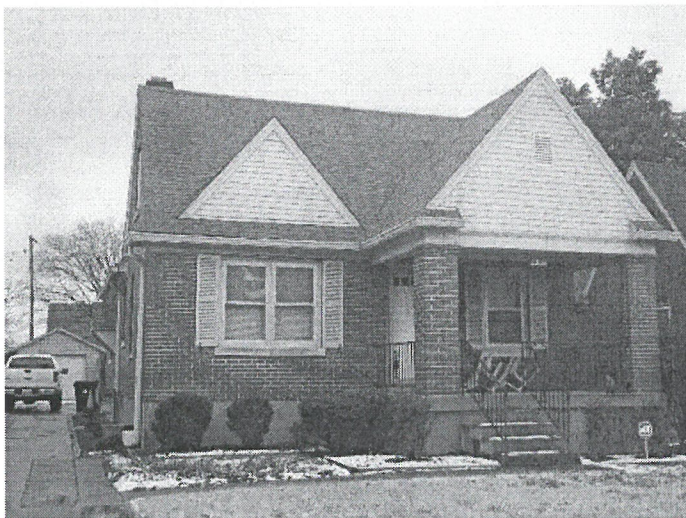
School District Jefferson County

Neighborhood 217101 / BELMAR

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes



Area Type	Gross Area	Finished Area
Main Unit	-	1,529
Basement	1,092	0
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	280	n/a

All measurements in square feet.

Sales History

Deed Book/Page	Price	Date	Previous Owner
10969 382	\$151,380	08/31/2017	NEO PROPERTIES LLC
10401 0975	\$0	05/08/2015	MCQUARTER CARNELL
8961 0752	\$106,400	12/28/2006	BLACK LORETTA

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19 NOVEMBER 0007

JEFFERSON COUNTY PVA

1207 BOURBON AVE

Mailing Address 1207 BOURBON AVE,
LOUISVILLE, KY 40213-1740

Owner KAMMER JONATHAN

Parcel ID 084E01390143

Land Value \$26,850

Improvements Value \$168,480

Assessed Value \$195,330

Approximate Acreage 0.1592

Property Class 510 RES 1 FAMILY DWELLING

Deed Book/Page **8864 0314**

District Number 100023

Old District 13


Fire District City of Louisville

School District Jefferson County

Neighborhood 217101 / BELMAR

Satellite City **Urban Service District**

Sheriff's Tax Info **View Tax Information**

County Clerk **Delinquent Taxes** 



Area Type	Gross Area	Finished Area
Main Unit	-	2,111
Basement	1,307	373
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	672	n/a

All measurements in square feet.

Sales History

Deed Book/Page	Price	Date	Previous Owner
8864 0314	\$165,900	07/06/2006	CICERO FAMILY TRUST THE
8152 0971	\$147,000	06/02/2003	CECIL JOSEPH T & DIANA M
5900 0731	\$78,900	09/26/1989	OWNER UNKNOWN

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19 1122222222 0007

JEFFERSON COUNTY PVA

1206 BOURBON AVE

Mailing Address 1206 BOURBON AVE,
LOUISVILLE, KY 40213-1741

Owner SANDERS SHAUN M

Parcel ID 084E01630000

Land Value \$26,850

Improvements Value \$134,100

Assessed Value \$160,950

Approximate Acreage 0.1570

Property Class 510 RES 1 FAMILY DWELLING

Deed Book/Page 11381 844

District Number 100023

Old District 13

Fire District City of Louisville

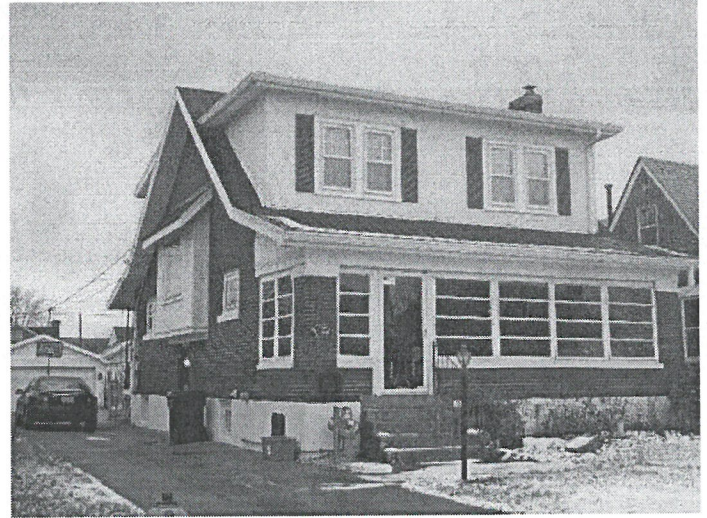
School District Jefferson County

Neighborhood 217101 / BELMAR

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes



Area Type	Gross Area	Finished Area
Main Unit	-	1,814
Basement	894	671
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	456	n/a

All measurements in square feet.

Sales History

Deed Book/Page	Price	Date	Previous Owner
11381 844	\$0	04/04/2019	SANDERS AMANDA S
9808 0857	\$170,000	12/02/2011	SANDERS MICHAEL L & SHERRY C
7347 0881	\$125,000	11/01/1999	GIBSON ROBERT H & TAMMY

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PROPERTY SERVICES

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19 INDEPENDENCE 0007

Preston Place LLC
2307 River Rd
Louisville, Ky 40206
Preston Place LLC

MD LTD PTN
3432 Preston Hwy
Louisville, Ky 40213

ALDI Indiana LP
P.O. Box 460049 Dept.
Houston, TX 77056 501

Christopher S. Waters
1205 Wolfe Ave.
Louisville, Ky 40213

John Theresa Meehan
1207 Wolfe Ave.
Louisville, Ky 40213

Carnell McQuarter
P.O. Box 17738
Louisville, Ky 40217

Jonathan Kammor
1207 Bourbon Ave
Louisville, Ky 40213

Shaun M. Sanders
1206 Bourbon Ave.
Louisville, Ky 40213

