



Change in Nonconforming Use to Another Nonconforming Use

Louisville Metro Planning & Design Services

Case No. 18NONCONFORM1032 Intake Staff: NH

Date: 10/24/18 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): 701 E Kentucky St
Property Parcel ID(s): _____
Existing Zoning District: _____ Existing Form District: _____
Previous Case No.(s) (if known): _____

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Description of Existing Nonconforming Use:

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

The First Floor of the building has been used as a grocery and then a liquor store consecutively until the owner died.
As a side note, I have spoken with many people in the area and they are excited to have a store on the block.

Description of Proposed Nonconforming Use:

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

I propose a small corner grocery store providing food, beer, household items, cigarettes, lottery tickets, vegetables, fruits, hot food, etc. This area is a dense population area for Louisville and there is a need also. The building has been an eyesore for years and being on such a visible corner having a nice building open for business will add life to the neighborhood.

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Same as owner

Name: Jon Wall Name: _____

Company: East Kentucky St properties Company: _____

Address: [redacted] Address: _____

City: Louisville State: Ky Zip: [redacted] City: _____ State: _____ Zip: _____

Primary Phone: [redacted] Primary Phone: _____

Alternate Phone: _____ Alternate Phone: _____

Email: [redacted] 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, Jonathan Wall, in my capacity as owner, hereby
representative/authorized agent/other

certify that East Kentucky St Properties 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: [Signature] Date: 10-24-18



OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

October 24, 2018

Jon Wall
Clay St. Properties
2709 Lamont Road
Louisville, KY 40205

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Re: 18NONCONFORM1025
701 E. Kentucky Street
Louisville, Kentucky 40203

This letter will serve notice that nonconforming use rights for a package liquor store (no on-site alcohol consumption allowed) have been established for the property known as 701 E. Kentucky Street. The subject property lies within the U-N Urban Neighborhood zoning district, which does not permit package liquor stores. This decision is based upon information provided in the application and Develop Louisville files.

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

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

Staff's conclusion can be appealed 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,

Chris French
Planning & Design Supervisor

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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