



Nonconforming Rights Application

Case No: 23-NONCONFORM-0014

Intake Staff: SF

Date: 5/1/2023

Fee: NO FEE

STAFF USE ONLY ABOVE THIS LINE

Site Information

Property Address / Parcel ID: 1216 Belmar Drive, Louisville, KY 40213

Current Zoning District: R-5

Current Form District:

→ Search the address in LOJIC: <https://www.lojic.org/lojic-online>. Click the to view the Land Development Report

Description of Nonconforming Use: Please be as detailed as possible when describing the use and areas in which the use takes place

The area will be used a nail salon, which is a conforming use of the area, as it was previously a hair salon. The building was built in 1983 as a barber shop, and has continued to be a beauty salon ever since.

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Provide evidence proving each of the following:

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The use lawfully existed on the property prior to adoption, or amendment, of the zoning regulation that makes the use nonconforming:

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It is conforming as stated above. We will provide a letter from the previous owner, who operated the building as a beauty salon for the last 22 years. Provided is a picture of the ~~bea~~ building when it was first built as a barber shop, and now a beauty salon.

The use existed continuously on the property since the time it became nonconforming, without an interruption of more than twelve (12) consecutive months:

The use of this building has continuously been used as a beauty salon since the time it was built, in 1983. This will remain conforming without interruption when we begin new operation as a beauty salon with a focus on nails.

The use has not been expanded, or relocated, on the property since the adoption of the zoning regulation that makes it nonconforming:

The use of this building as a beauty salon has never been expanded, or relocated, on the property since the adoption of the zoning regulations. Thus, the intended use as a salon will be conforming from the time it was built without interruption.

We intend to continue as a beauty salon focusing on nails

Contact Information

Print and use a second copy of this page if additional contacts are needed.

Owner:

Applicant / Contact:

Name: Nicole Nguyen

Name: _____

Company: KY Nails

Company: _____

Address: 1216 Belmar Drive Address: _____

City: Louisville State: KY Zip: 40213 City: _____ State: _____ Zip: _____

Primary Phone: 502 807 2021 Primary Phone: _____

Alternate Phone: _____ Alternate Phone: _____

Email: Nikkinguyen810@gmail.com Email: _____

Owner Signature (required): _____

Certification Statement

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify _____ 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 materially 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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Zoning Committee

April 29 2023

I Roberta Vittito purchased 1216 Belmar Drive in 2001. It was operating as a beauty salon when I purchased it. From David Key. The Salon was Beloved. Before that David Key bought it from Pearl Peyton and it was a small business. I sold to Nicky (KY NAILS) to use as a salon, that specialize in nail care. It has always been a small business, that served the Camp Taylor neighbors. I live in Camp Taylor and look forward to the salon to serve my community.

Thanks,
Roberta Vittito

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JEFFERSON COUNTY PVA

1216 BELMAR DR

Mailing Address	1216 BELMAR DR, LOUISVILLE, KY 40213-1739
Owner	NGUYEN NICOLE Q
Parcel ID	085A01430000
Land Value	\$27,020
Improvements Value	\$67,370
Assessed Value	\$94,390
Approximate Acreage	0.1654
Property Class	420 COM RETAIL
Deed Book/Page	12589 31
District Number	100023
Old District	13
Fire District	CITY OF LOUISVILLE
School District	JEFFERSON COUNTY
Neighborhood	55 / COM PRESTON HIGHWAY CORRIDOR
Home Rule City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 

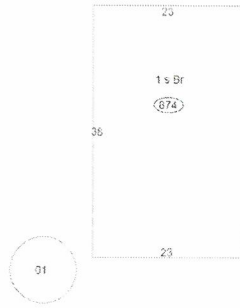
**Details & Photos****BARBER SHOP****Property Details**

Use Description	BARBER SHOP
Year Built	1983
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	Wood Frame
Stories	1.00
Above Grade Sq Ft.	874 sq. ft.

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Photos

Property Sketch



Property Details

Use Description

BARBER SHOP

Year Built

1983

Basement Area

0 sq. ft.

Basement Finished?

No

Construction Frame

Wood Frame

Stories

1.00

Above Grade Sq Ft.

874 sq. ft.

Photos

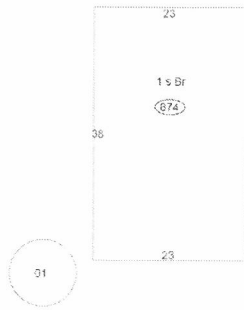


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Property Sketch



Sales History

Deed Book/Page	Price	Date	Previous Owner
12589 31	\$150,000	04/11/2023	VITTITOW KENNETH J
7749 0246	\$72,500	10/16/2001	KEY DAVID O & EARL K JR
5322 0158 (N/A Online)	\$0	01/01/1982	OWNER UNKNOWN

Assessment History

Record Year	Land	Improvements	Total	Reason
2021	\$27,020	\$67,370	\$94,390	N - No Change in Value
2016	\$27,020	\$67,370	\$94,390	CR - Computer Reassessment
2007	\$27,190	\$58,000	\$85,190	CR - Computer Reassessment
2002	\$14,500	\$58,000	\$72,500	S - Sale
2000	\$11,400	\$29,200	\$40,600	CR - Computer Reassessment

Legal Lines

LN	Legal Description
1	40 X 120 LOT 204 CAMP ZACH TAYLOR MCU PB 2 PG 306 .11 AC

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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: 04/17/2023.

THIS DEED made and entered into this the 11th day of April, 2023, by and between Kenneth J. and Roberta M. Vittitow, husband and wife of 1542 Cardinal Drive, Louisville, Kentucky 40213, parties of the first part, and Nicole Q. Nguyen, 1216 Belmar Drive, Louisville, Kentucky 40213, party of the second part,

WITNESSETH: that for and in consideration of the sum of One Hundred Fifty Thousand DOLLARS (\$150,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the party of the first part has bargained and sold and by these presents bargains, sells, transfers and conveys unto the party of the second part, her successors and assigns, all of the first parties' right, title and interest in and to the following described property located and being in Jefferson County, Kentucky, to-wit:

Property Address: 1216 Belmar Drive, Louisville, KY 40213 - Being Lot 204 shown on the plat or plan of subdivision of Camp Zachary Taylor, Main Camp Unit, attached to and made a part of deed from the United States of America, acting through and by John W. Weeks, Secretary of War, dated March 21, 1921, and recorded in Deed Book 974 Page 1, in the office of the clerk of the county court of Jefferson County Kentucky, and as shown on plat of record in Plat and Subdivision Book 2 Page 306, in the office of the Clerk aforesaid.

Being the same property conveyed to Kenneth J. Vittitow and Roberta M. Vittitow, from David O. Key and Shannon Key, husband and wife, and Earl K. Key, Jr., unmarried, by Deed dated October 16, 2001, of record in Deed Book 7749, Page 246, in the office of the Jefferson County Court Clerk.

The 2023 ad valorem taxes shall be prorated between the parties as of the date of this Deed, and the 2023 tax bill shall be mailed to the party of the second part at the address listed above. Possession of the property shall be given as of the date of this Deed.

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From: Nikki Nguyen

nikkinguyen810@gmail.com

Subject: Fwd: Nonconforming Rights Application

Date: Apr 27, 2023 at 4:46:16 PM

To: audraeckerle@aol.com

Begin forwarded message:

From: "Fawcett, Sydney"

<Sydney.Fawcett@louisvilleky.gov>

Date: April 27, 2023 at 3:43:07 PM EDT

To: Nikkinguyen810@gmail.com

Subject: Nonconforming Rights Application

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Good afternoon,

I have attached both the nonconforming rights and zoning confirmation applications for you to take a look at. Again, the property is currently zoned R-5

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which does not permit the salon unless it is a home occupation which requires you to live at the site. You can contact Ian Sexton about questions you have on the nonconforming rights application. He tends to handle these cases so he may be able to provide you with resources. His number is 502-574-8219. Let me know if you have any additional questions.

Sydney Fawcett

Planning Technician

Office of Planning and Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 S. 5th St., Suite 300

Louisville, KY 40202

(502) 574-5157 Direct

(502) 574-6230 Main

<https://louisvilleky.gov/government/planning-design>



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