

Nonconforming Rights Application – A Duplex in R5 719 W Kenwood Drive

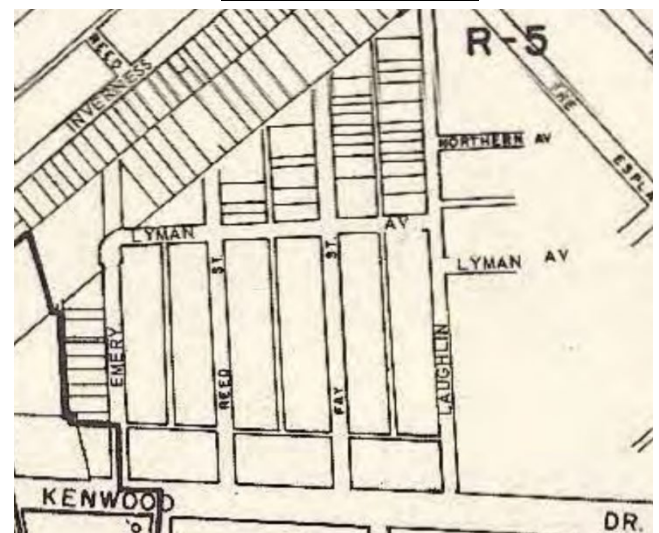
The Applicant is requesting nonconforming rights for Duplex R-5 single family zoning district.

Property Information:

Zoning: R-5
 Form District: Traditional Neighborhood.
 Neighborhood: 506109/ Lawnview
 Acreage: 0.13940 acres
 Year Built: 1940
 Above Grade SF: 1,974 sq. ft.
 PVA Property Class: 520 Res 2 Family dwelling Duplex



1971 Zoning Map



Historic Zoning	
1943	"B"-1 One Family
1947	"A" One Family
1954	"A" One Family
1965-1971	R-5 Single Family
1995	R-5 Single Family

Directory Findings:

Year	# of Directory Listings
1971	1, Single Family
1976	1, Single Family
1981	1, Single Family
1987	1, Single Family
1989	2, Two Family
1991	1, Single Family
1994	2, Two Family
1995/1996	1, Single Family
2001	2, Two Family

Courier Journal Listing 1985

719 Kenwood Dr., new listing. Come see this cape cod with loads of potential, convenient location. 4 BR, 2 baths or an apartment. \$40's. Sue Ernst 425-9952, 897-3321

Findings Summary:

According to information provided by PVA, the structure was built in 1940. Historic zoning maps show the subject property was zoned residential single family since 1943. The applicant submitted property value assessments, PVA information, newspaper ads, directory listings, and a notarized affidavit. According to the LDC, the applicant must prove the use was being exercised consistently since 1971. The applicant nor research conducted by planning and design staff could provide sufficient evidence the use existing in 1971. To recognize nonconforming rights, conclusive evidence showing the use's establishment and continuous existence since 1971 must be provided.

YEAR	# OF DIRECTORY LISTINGS
1971	1
1972	1
1973	1
1974	1
1975	N/A
1976	1
1977	1
1978	1
1979	1
1980	1
1981	1
1982	1
1983	1
1984	1
1985	1
1986	1
1987	1
1988	2
1989-1990	2
1991	1
1992	2
1993	2
1994	2
1995-1996	1
1997	1
1998	2
1999	2
2000	2
2001	2
2002	1
2003	2
2004	2
2005	2
2006	1
2007	1
2008	1
2009	1

2010	1
2011	2
2012	2
2013	1
2014	1
2015	1
2016	2
2017	2
2018	2
2019	2
2020	2
2021	2

Current site photos



