

20-APPEAL-0002
1141 South 7th Street



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
August 31, 2020

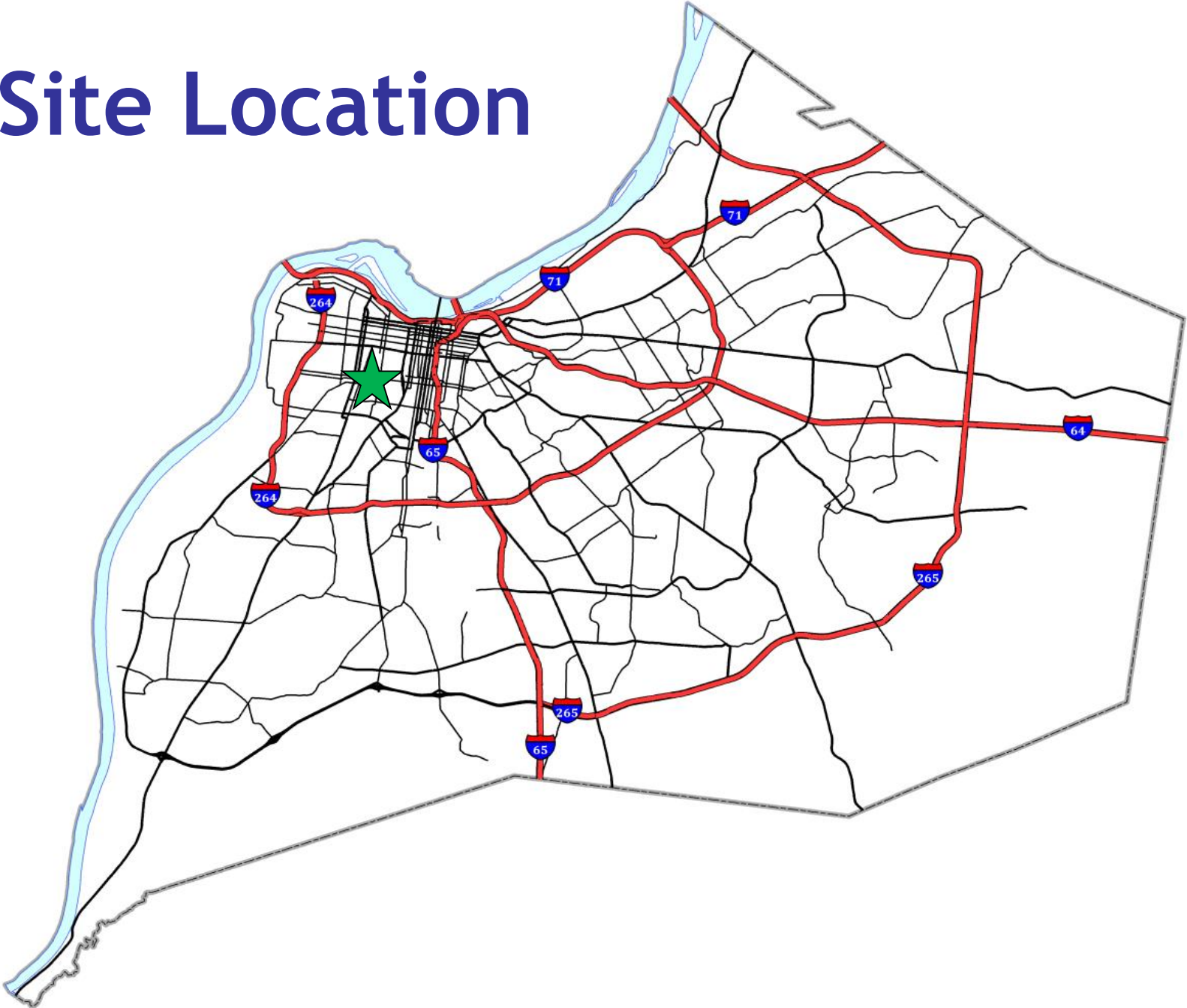
Request(s)

- Appeal of an administrative decision

Case Summary/Background

- Zoning Violation Notice (ENF-ZON-20-000597) on April 23, 2020, based on a complaint that the appellant removed a structure and expanded the parking area without a primary use and no plan approval or permits were obtained.
- The appeal letter asserts that the Zoning Violation Notice is invalid because the appellant did not expand or create any new parking areas.

Site Location

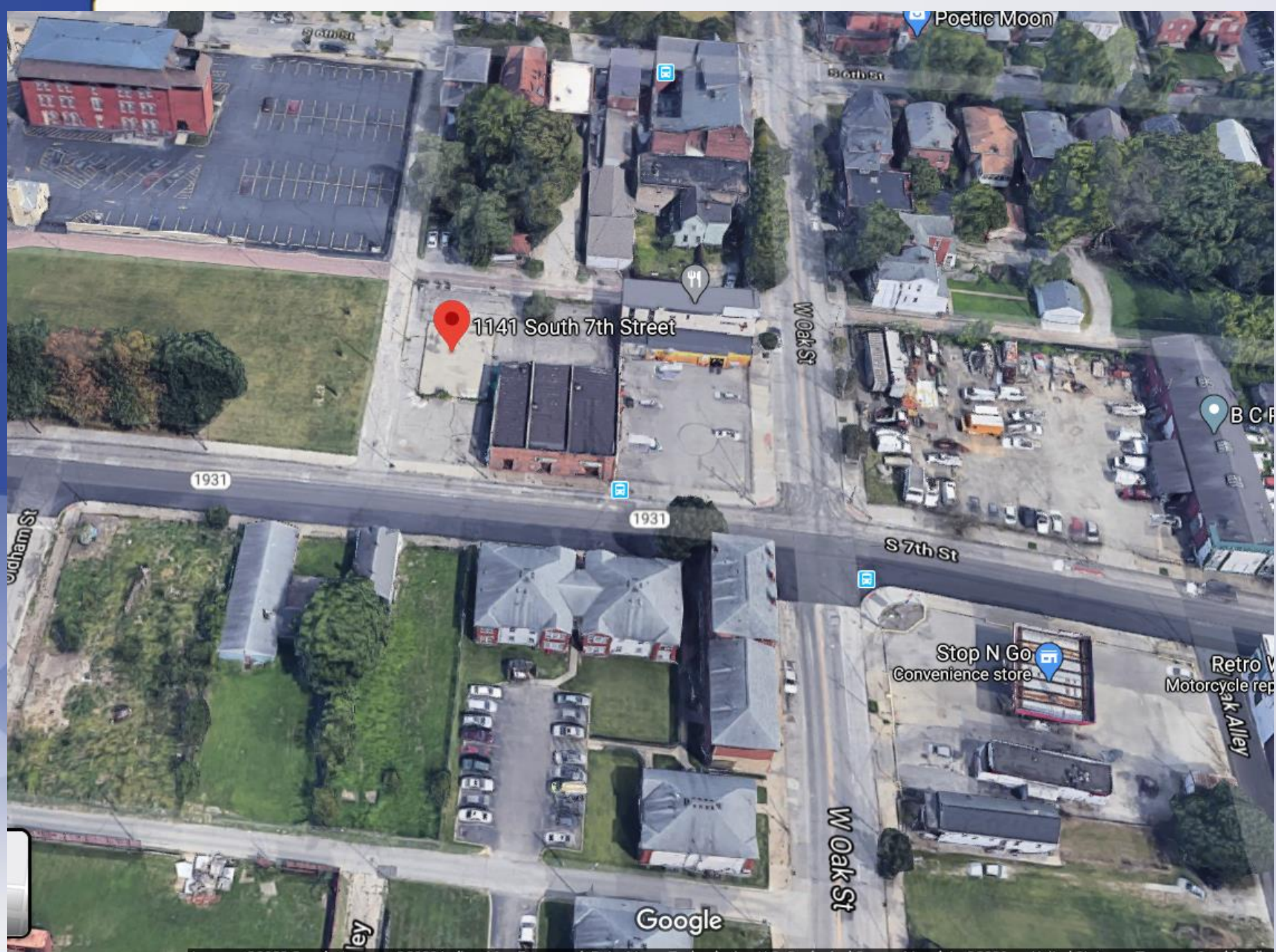


Zoning/Form Districts



Aerial Photo/Land Use





Front

Jul 21, 2020 at 1:55:46 PM
1144 S Seventh St
Louisville KY 40203
United States



Alley/Parking Area

Jul 21, 2020 at 1:56:42 PM
1135 S Seventh St
Louisville KY 40203
United States



Rear

Jul 21, 2020 at 1:56:58 PM
1135 S Seventh St
Louisville KY 40203
United States



Rear Looking toward S. 7th St.

Jul 21, 2020 at 1:57:23 PM
1141 S Seventh St
Louisville KY 40203
United States



Staff Findings

The Traditional Neighborhood Zoning District does not allow off-street parking without a primary use. Furthermore, the site is in the Neighborhood Center Transition: Edge Transition which does not allow off-street parking as a conditional use permit (see table below).

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:

Affirm or reverse, in part or in whole, the Zoning Notice of Violation that states that the appellant is in violation of Land Development Code Section 2.7.4 and Table 2.7.18 which does not allow off-street parking as a primary use or conditional use permit.