



Change in Nonconforming Use to Another Nonconforming Use

Louisville Metro Planning & Design Services

Case No.: 22-NONCONFORM-0031 Intake Staff: JC

Date: 12/01/22 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 Camp Street

Property Parcel ID(s): 023E01250000

Existing Zoning District: R5 Existing Form District: TN

Previous Case No.(s) 22-NONCONFORM-001
(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

The property was mixed use with a tavern/grocery on the first floor and apartments above. City Directory Research - 1960-1997 Vittitow's Tavern, 2000-2015 JR's Bar, 2015-2017 JR's Convenient Store, 2020 No listing. The property includes is an accessory building.

Description of Proposed Nonconforming Use:

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

The plan is to continue to use the property as mixed use but change the use to Office on the ground floor with two apartments above. The accessory building will be used as a garage.

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

☐ Same as owner

Name: Opportunity Louisville

Name: RACHEL HARMAN

Company: _____

Company: Concept Architects

Address: 3100 Blackberry Hill Rd

Address: 1621 Windsor Pl

City: Glenview State: KY Zip: 40222

City: Louisville State: KY Zip: 40204

Primary Phone: _____

Primary Phone: 270-823-4647

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: rachel@conceptarcs.com

Owner Signature (required): _____

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, Rachel Harman, in my capacity as Architect, hereby
representative/authorized agent/other

certify that Opportunity Louisville 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: Rachel Harman Date: 11-02-2022

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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OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

February 24, 2022

Rachel Harmon
Concept Architects
1621 Windsor Pl
Louisville, KY 40204

Re: 22-NONCONFORM-0001
701 Camp St
Louisville, KY 40203

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This letter will serve notice that Nonconforming Rights for a tavern/bar and convenience grocery have been established for the property at 701 Camp St. The subject property lies within the R-6 Residential Multi-Family Zoning District. This decision is based upon information provided in the application and Develop Louisville files dating back to 1971.

The property owner is advised that changes to the use of the 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 rights.

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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