

Grounds for Appeal

Inspector Comments:

Owner removed former building and expanded parking area for this property without a primary use. No permit or plan approval obtained for the new parking area. Owner must secure required permits and approvals from appropriate Metro Departments.

Response:

There appears to be confusion regarding the demolition of a building on the site and the previous and current use of the site.

The owner, SSC1147, LLC, did not remove a building and did not expand or create any new parking areas. No building has been located at 1141 S. 7th Street since at least 2014, when the previous owner wrecked whatever improvements were on the site, leaving the entire parcel covered in a patchwork of concrete and asphalt, which was deteriorating rapidly. Access was most commonly from the alley parallel to Oak Street. The alley parallel to S. 7th Street had a full length chain-link fence with a single gated entrance. The rest of the parking lot extended to the buildings to the south and west, as well as to the sidewalk along S. 7th Street.

SSC1147, LLC acquired the property in January of 2020. To improve the safety, durability, and appearance of the parking area it was resurfaced with concrete and the chain-link fence with razor-wire topping has removed. Today the parking lot can be accessed from either alley and the parking lot extends to the buildings to the south and west, as well as to the sidewalk along S. 7th Street. There has been no additional space devoted to parking and no additional entrances created. The parking area has the same dimensions, layout, and function as it did previously.

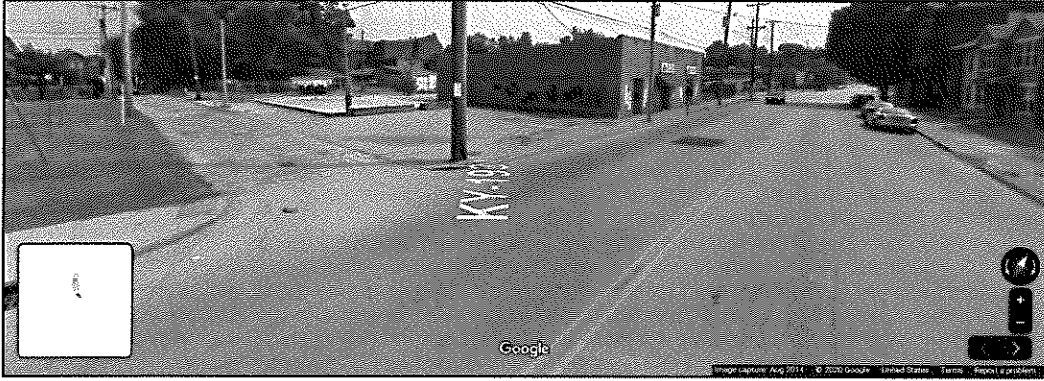
It is unclear from the letter what specific requirement within Louisville Metro Land Development Code Section 9.1.13 is not being met. It is also not clear why these requirements would apply to an existing parking area with no change in use or layout.

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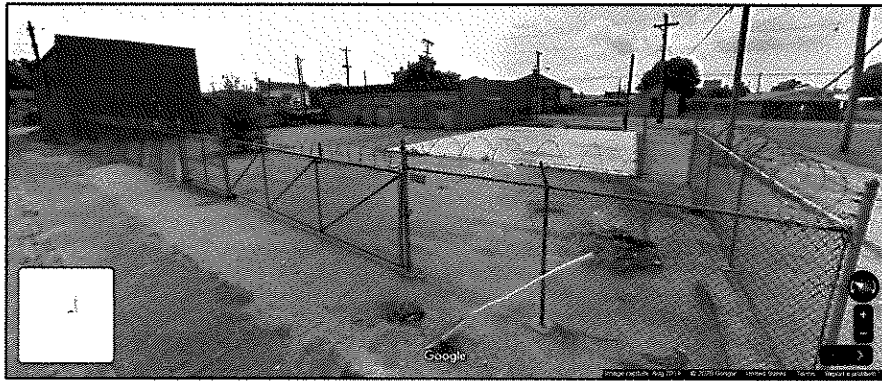
20-APPEAL-0002



August 2014



May 2020

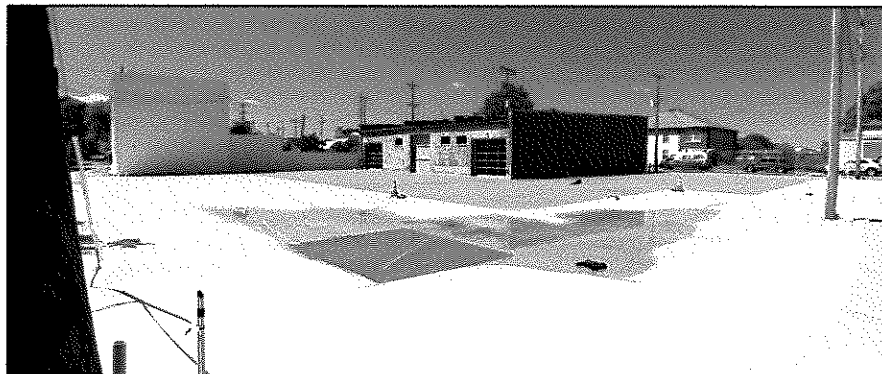


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Louisville Metro Government
Develop Louisville
Office of Planning & Design Services
444 S. 5th Street, Louisville, KY 40202

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04/23/2020
4:30 PM

Owner:
SSC1147, LLC
C/O JOSEPH C. IMPELLIZZERI
239 S 5TH ST STE 1021
LOUISVILLE, KY, 40202

Subject Property: 1141 S. 7th St
Zoning Enforcement Case: ENF-ZON-20-000597-2 - Visit #2
Inspection Date: 04/23/2020
Inspection Time: 11:05 AM

**ZONING ENFORCEMENT
CERTIFIED NOTICE OF VIOLATION – LAND DEVELOPMENT CODE**

Following a complaint, your property was inspected on **04/23/2020**. As observed during an inspection and/or through subsequent investigation, one or more violations require attention. A detailed description of the violation(s) is attached to this Notice.

You must immediately stop using this property in violation of the Land Development Code. Please contact the Office of Planning & Design Services to determine what steps must be taken to remedy the violation(s). Failure to comply with this Notice may result in a citation and fine. Any person or entity that violates any provision of the Land Development Code shall be fined not less than \$10 nor more than \$500 for each violation. Each day of violation constitutes a separate offense.

If you disagree with this Notice, you may file an appeal to the Board of Zoning Adjustment (BOZA). Appeals must be filed within thirty (30) days of the date of this Notice. BOZA appeal forms are available at the Office of Planning & Design Services or online at www.louisvilleky.gov/planningdesign.

A zoning enforcement officer will re-inspect the property to determine if you have complied with this Notice. Should you have any questions, please email or call me at the number below.

Steven Bodner
Inspector / Zoning Enforcement Officer
(502) 773-2067
Steven.bodner@louisvilleky.gov

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If you are not the owner of this property, you have been sent a copy of this Notice as an interested party.

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Zoning Enforcement Case: ENF-ZON-20-000597-2 - Visit #2

ZV_045 Traditional Form District Violation

The subject property is located in a Traditional Form District. No building, structure, or land shall be subdivided, erected, constructed, located, or moved except in conformity with the regulations contained in Chapter 5 of the Land Development Code. Prior to the issuance of any building or site construction permit, a determination of conformance with these regulations shall be made by the appropriate Planning or Building Official. Where there is doubt concerning the interpretation of the provisions of Chapter 5, the decision of the Planning Director shall prevail, subject to appeal as provided for in Land Development Code Chapter 11 Part 7. (Louisville Metro Land Development Code Chapter 5 Part 2)

ZV_074 Noncompliant Parking Area Layout And Design

A requirement related to parking area layout and/or design is not being met on the property. All standards and requirements set forth in the Land Development Code must be met. (Louisville Metro Land Development Code Section 9.1.13)

Inspector Comments:

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Responsible: OWNER

Subject violation needs to be in compliance prior to re-inspection to avoid penalties and/or court action.

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