



Nonconforming Rights Application

Louisville Metro Planning & Design Services

Case No: 23-NONCONFORM-0004

Intake Staff: I.S.

Date: 2-3-23

Fee: NO FEE

STAFF USE ONLY ABOVE THIS LINE

Site Information

Property Address/ Parcel ID: 2498 Ralph Ave Louisville, KY 40216

Current Zoning District: Shiuley 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

Auto Repair, Truck terminal, Contractor, Storage

Provide evidence proving each of the following:

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

Has non-conforming zoning since 1960 - See title Documentation

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

This property ~~was~~ already has non-conforming zoning since 1960. ~~yes~~ ~~a~~ ~~was~~

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

No It wasn't, Has never

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Contact Information

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

Owner:

Name: Jericho Cook

Company: _____

Address: 4534 Poplar Level RD

City: Louisville State: Ky Zip: 40213

Primary Phone: 502-817-1124

Alternate Phone: _____

Email: JerichoCook@TWC.COM

Applicant / Contact:

Name: SAME

Company: _____

Address: _____


City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Owner Signature (required):



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, Jericho Cook, in my capacity as owner, hereby
representative/authorized agent/other

certify Jericho Cook 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: 2-3-23

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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Checklist

Please submit the completed application along with the following documents

 **Applications will not be accepted without the following items:**

- Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the "current resident" at the property address. You must create mailing labels of 1st tier adjoining property RESIDENTS and OWNERS, and to your Case Manager (ask customer service for a "HOW-TO: USER GUIDE" for instructions). Applicant is responsible for mailing.
- Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.

To meet the listed requirements, the applicant must provide documentation to substantiate the claim of nonconforming rights. Documentation includes, but is not limited to:

- **Zoning maps** from the time of commencement of the use to the present
- A copy of the **zoning regulations** in effect at the time the use began (selected regulations from 1931 onward are available at <https://louisvilleky.gov/government/planning-design/land-development-code>);
- A copy of official documents for each year of the use's operation including, but not limited to, the following:
 - The **Certificate of Compliance** from the Revenue Commission for each year of the use's operations showing the business name, or otherwise demonstrating on its face the existence of the use-continuous ownership of the property is not sufficient to demonstrate the existence of nonconforming rights*
 - Copies of **utility bills** showing billing information for the use
 - Copies of **tax bills** showing billing information for the use
- Copies of **directory listings** for each year of the use's operation (including telephone directories, Caron's/Polk's Directories, business association directories, Criss-Cross Directories, etc.)**
- **Property Valuation Administration (PVA) records**
- **Three notarized affidavits** from individuals attesting to their personal knowledge of the continuous, uninterrupted use of the property for the particular use in question. Affidavits, by themselves, will not suffice as the only evidence of existence for a nonconforming use; in other words, the applicant should submit other evidence along with notarized affidavits. Affidavits must contain specific information as to the affiant's knowledge of the use, and the basis for that knowledge.
- **Other documents** that substantiate the existence of a specific use, or structure on the property, such as newspaper articles or photographs
- Documentations should be provided back to the following year:
 - **1971** for property located within the original boundaries of the City of Louisville prior to merger.
 - **1943** for the remainder of Jefferson County prior to merger.

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Planning & Design Services shall determine one of the following three conclusions:

1. **The nonconforming use rights have been established for the property.** If this is the conclusion, the property owner, or prospective property owner, is advised that any changes made to the use, or structure, shall result in a loss of nonconforming status. Any interested party can appeal the Planning & Design Services' determination to the Board of Zoning Adjustment pursuant to Kentucky Revised Statutes, Section 100.257.
2. **The nonconforming use rights have not been established for the property.** If this is the conclusion, the property owner, or prospective property owner, can appeal to the Board of Zoning Adjustment pursuant to KRS 100.257.
3. **No conclusion has been reached because of insufficient, or conflicting, evidence.** If this is the conclusion, the property owner, or prospective property owner, can provide additional documentation, or appeal the determination to the Board of Zoning Adjustment pursuant to KRS 100.257.

If staff concludes that nonconforming rights exist, the property owner, or prospective property owner, Planning & Design Services shall issue a statement outlining the nonconforming rights. This statement must be recorded in the chain of title in the Office of the Clerk of Jefferson County, Kentucky to put others on notice of the establishment of nonconforming use.

* *In no case will official documents be accepted as proof where those documents do not specifically reference the use, either through the inclusion of a business name or type, or some other reference that identifies the actual use of the property. Continuous ownership of property does not imply continuous nonconforming use of the property.*

** *It is acknowledged that these directories are often compiled through voluntary participation, and that this often results in incomplete or incorrect information.*

JEFFERSON COUNTY PVA

2498 RALPH AVE

Mailing Address 4510 ILLINOIS AVE,
LOUISVILLE, KY 40213-1921

Owner COOK JERICO

Parcel ID 109202580000

Land Value \$38,970

Improvements Value \$33,830

Assessed Value \$72,800

Approximate Acreage 0.8848

Property Class 320 INDUSTRIAL
WAREHOUSE

Deed Book/Page 11069 70

District Number 175024

Old District 25


Fire District SHIVELY

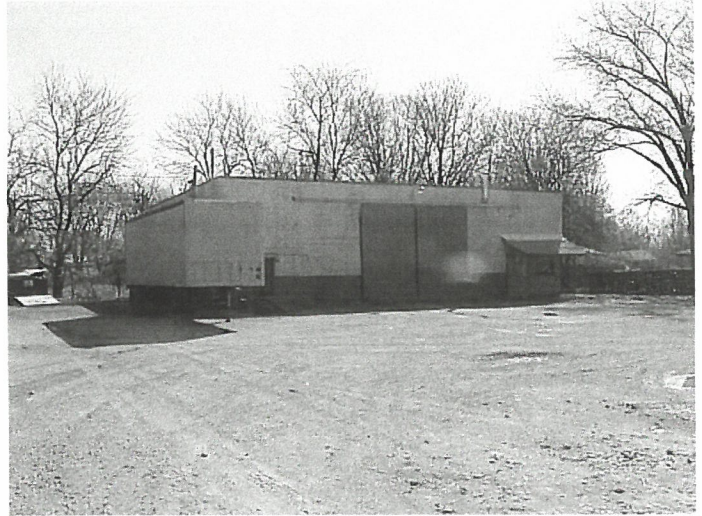
School District JEFFERSON COUNTY

Neighborhood 13 / COM SHIVELY

Home Rule City Shively

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) 



Sales History

Deed Book/Page	Price	Date	Previous Owner
11069 70	\$72,800	01/17/2018	D BROWN ROLL REVOCABLE TRUST

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: 01/29/2023.

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23 - NON CONFORM - 0004



Help



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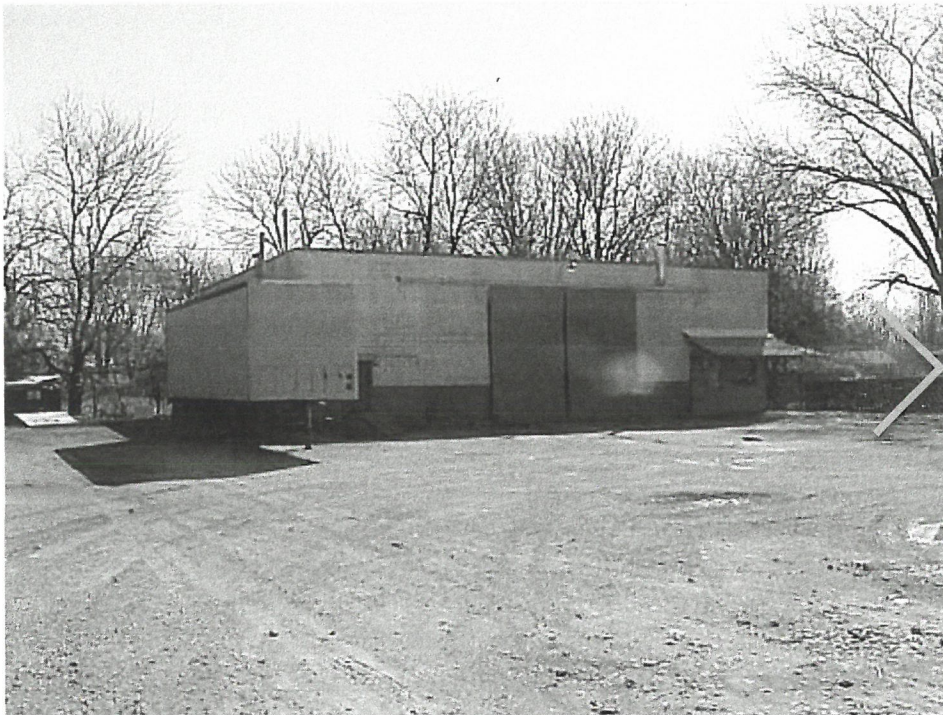
This Industrial Property is no longer advertised on LoopNet.com.

2498 Ralph Ave Louisville, KY 40216

2498 Ralph Avenue · Industrial Property For Sale

574-6230

Warehouses / Kentucky / Louisville /
2498 Ralph Ave, Louisville, KY 40216



INVESTMENT HIGHLIGHTS

3000 SF Building with 3 overhead doors

.86 acres

All utilities available

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PROPERTY FACTS

Property Type	Industrial	No. Stories	1
Property Subtype	Warehouse	Year Built	1972
Building Class	C	Clear Ceiling Height	20 FT
Lot Size	0.86 AC	No. Dock-High Doors/Loading	1
Rentable Building Area	3,000 SF	No. Drive In / Grade-Level Doors	3

Listing ID: 10874429

Date Created: 12/6/2017

Last Updated: 8/16/2018

Address: 2498 Ralph Ave, Louisville, KY

UTILITIES

Lighting Sewer -
 Water - City
 City

ABOUT 2498 RALPH AVE LOUISVILLE, KY 40216

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3000 sqft free standing building on .86 acres. 3 rollup doors and loading dock. Perfect for truck terminal, auto repair facility, contractor storage . All utilities available.

Non Conforming zoning grandfathered since 1960

TRANSPORTATION

 AIRPORT

Louisville International Airport 15 min drive 8.1 mi

 FREIGHT PORT

Port Milwaukee 444 min drive 386.6 mi

 RAILROAD

Advance Distribution Service, Incorporated 3 min drive 1.0 mi

PROPERTY TAXES

Parcel Number **1092025** Improvements Assessment **\$33,830**

Land Assessment **\$38,970** Total Assessment **\$72,800**

ZONING

Zoning Code **Non-Conforming**

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YOU MAY ALSO LIKE



106 Shawnee Dr - Industrial Land-Shawnee Industrial Park
Price Upon Request

More public record information on 2498 Ralph Ave, Louisville, KY 40216

The **Shively Industrial Property** at 2498 Ralph Ave, **Louisville, KY 40216** is no longer being advertised on LoopNet.com. Contact the broker for information on availability.

INDUSTRIAL PROPERTIES IN NEARBY NEIGHBORHOODS

- Newburg Warehouses
- West Buechel Warehouses
- East Russell Warehouses
- Valley Station Warehouses
- South Louisville Warehouses
- Pleasure Ridge Park Warehouses
- Auburndale Warehouses
- Riverside Gardens Warehouses
- Cloverleaf Warehouses
- Hazelwood Warehouses
- Taylor Berry Warehouses
- Park Duvalle Warehouses
- Chickasaw Warehouses
- Park Hill Warehouses
- Parkland Warehouses

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NEARBY LISTINGS

- 614 W Main St, Louisville KY
- 7318 Dixie Hwy, Louisville KY

1344 Beech St, Louisville KY
7100 Raggard Rd, Louisville KY
2425 Ralph Ave, Louisville KY
1400 W Jefferson, Louisville KY

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

01/23/2022
5:00 PM

Owner:
 Jericho Cook
 4510 Illinois Avenue
 Louisville, KY 40213-1921

Interested Party:
 Current Occupant
 2498 Ralph Avenue
 Louisville, KY 40216

Subject Property: 2498 Ralph Avenue
Zoning Enforcement Case: ENF-ZON-22-001151-3 Visit #3
Inspection Date: 01/23/2022
Inspection Time: 10:08 AM
Fine: \$200.00

**ZONING ENFORCEMENT
 CITATION – LAND DEVELOPMENT CODE**

As observed during an inspection and/or discovered through subsequent investigation, a violation(s) exists that requires attention.

In accordance with Section 11.10.2 of the Land Development Code and Sections 100.991 & 431.015 of Kentucky Revised Statutes, you are hereby subject to a fine of \$200.00. 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 Citation will result in additional citations and fines. Any person or entity that violates any provision of the Land Development Code shall be fined not less than \$10.00 nor more than \$500.00 for each violation. Each day of violation constitutes a separate offense.

If you disagree with this Citation, 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 Citation. BOZA appeal forms are available at the Office of Planning & Design Services or online at <https://louisvilleky.gov/government/planning-design>.

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

Fines must be made payable to Louisville Metro Finance and hand delivered, or sent by mail, to the Office of Management & Budget, 611 West Jefferson Street, Louisville, Kentucky 40202.

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 Citation as an interested party.

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