



OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

April 28, 2022

James Newman
Legacy Property Solutions, LLC
P.O. Box 986
Shelbyville, KY 40066

Re: 22-NONCONFORM-0010
2210 Greenwood Ave
Louisville, KY 40210

This letter will serve notice that nonconforming rights for the use of a duplex dwelling have not been established for the property located at 2210 Greenwood Avenue. The subject property lies within the R-5 Residential Single-Family zoning district. This decision is based upon information provided in the application and Develop Louisville files dating back to 1971.

Staff did not receive or find adequate documentation substantiating the structure as a duplex dwelling in 1971 when the use would have become nonconforming. To recognize nonconforming rights, conclusive evidence showing the use's establishment and continuous existence since 1971 must be provided.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris French", is written over a horizontal line.

Chris French
Planning & Design Supervisor

DEVELOP LOUISVILLE | *LOUISVILLE FORWARD*

www.louisvilleky.gov

METRO DEVELOPMENT CENTER | 444 S. FIFTH STREET, STE 300, LOUISVILLE, KENTUCKY 40202 | (502) 574-6230

2210 GREENWOOD AVE

Nonconforming Rights
22-NONCONFORM-0010

The applicant is requesting nonconforming rights for a **duplex** in the **R-5** zoning district.

PVA PROPERTY DETAILS:

Zoning District: R-5

Form District: Trad. Neighborhood

Property Class: 2-Fam Duplex

Type: Single Family

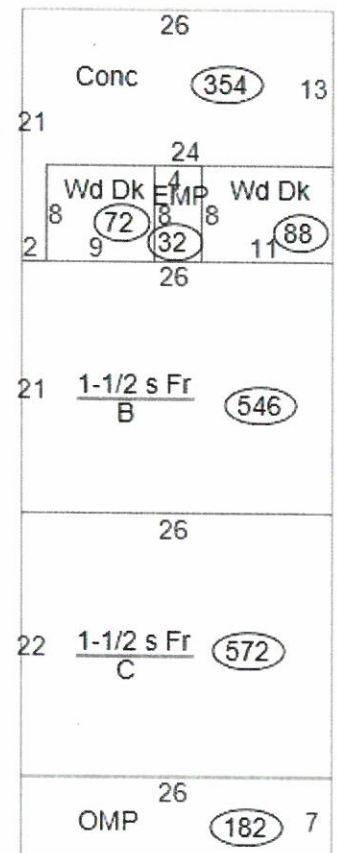
Acreage: 0.969 acres

Year Built: 1919

Above Grade SF: 1,347



PVA Floorplan














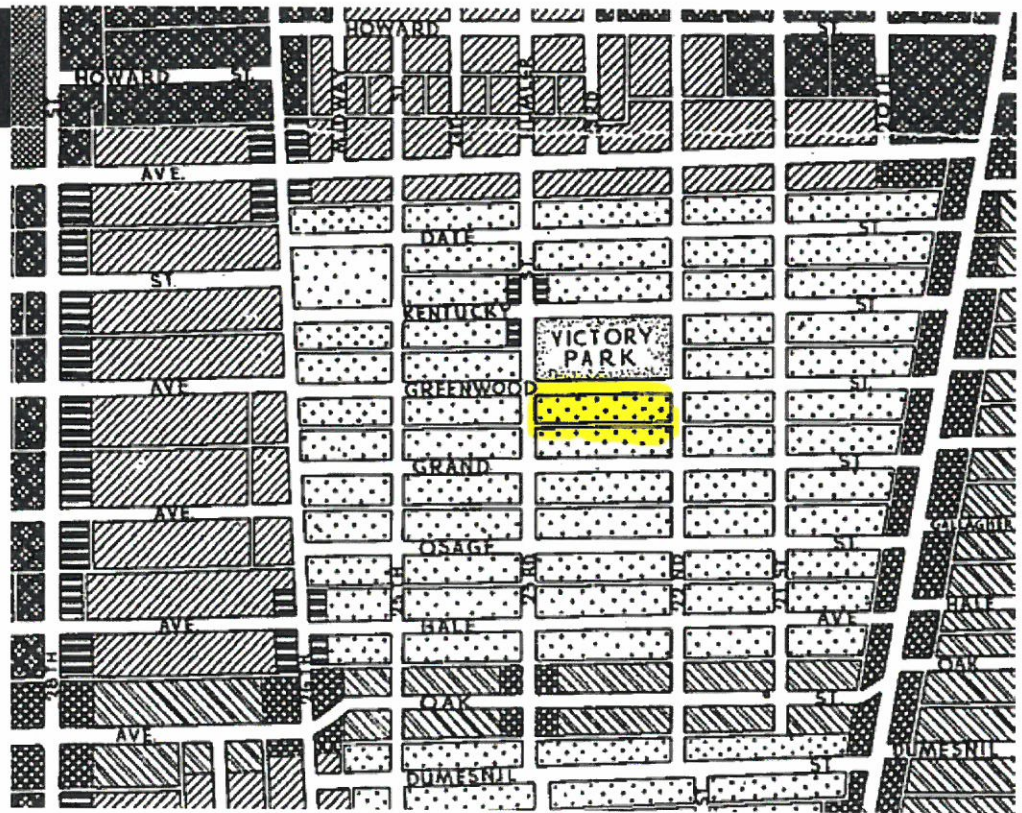
Year	Historic Zoning
1947	A: Residential One-Family
1965	R-5: Residential Single-Family
1995-2001	R-5: Residential Single-Family

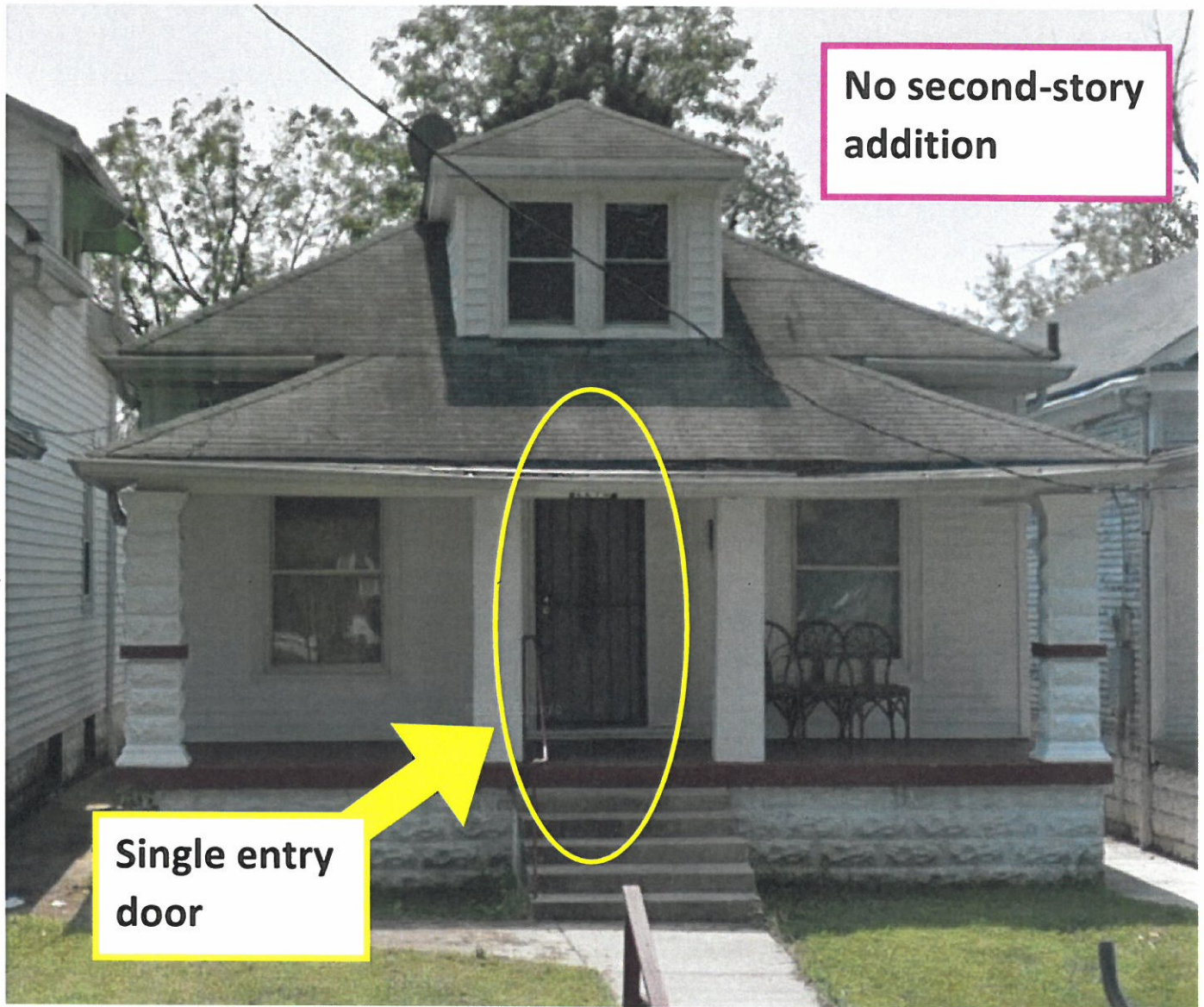
Year	# Directory Listings
1970	1
1971	1
1977	1
1981	1
1987	Vacant
1991	1
1997	1
2010	No Current Listing
2017	1



1947 Louisville Zoning Map

USE	DISTRICT	SYMBOL
ONE FAMILY 1 FAMILY DWELLINGS - SCHOOLS CHURCHES - LIBRARIES - ETC.	A	
TWO FAMILY USES PERMITTED IN 'A' DISTRICT & FAMILY RESIDENCES	B	
APARTMENT USES PERMITTED IN 'B' DISTRICT - MULTIPLE DWELLINGS - ROOMING HOUSES - INSTITUTIONS - CLUBS - HOSPITALS - ETC.	C	
USES PERMITTED IN 'C' DISTRICT - HOTELS	D	
COMMERCIAL RETAIL STORES - BANKS - THEATRES - RESTAURANTS - FILLING STATIONS - OFFICES - PUBLIC GARAGES IN 'F' & 'G' DISTRICTS UNDER CERTAIN CONDITIONS.	E	
	F	
	G	
BUSINESS DISTRICT SAME AS LIGHT INDUSTRIAL DISTRICT	H	
LIGHT INDUSTRIAL ANY USE NOT OFFENSIVE BECAUSE OF EMISSION OF COOR-DUST-SMOKE GAS OR NOISE	I	
	J	
HEAVY INDUSTRIAL ANY USE	K	





No second-story
addition

Single entry
door

2210 Greenwood Ave
Louisville, Kentucky

Google

Street View - Aug 2011



No second-story
addition

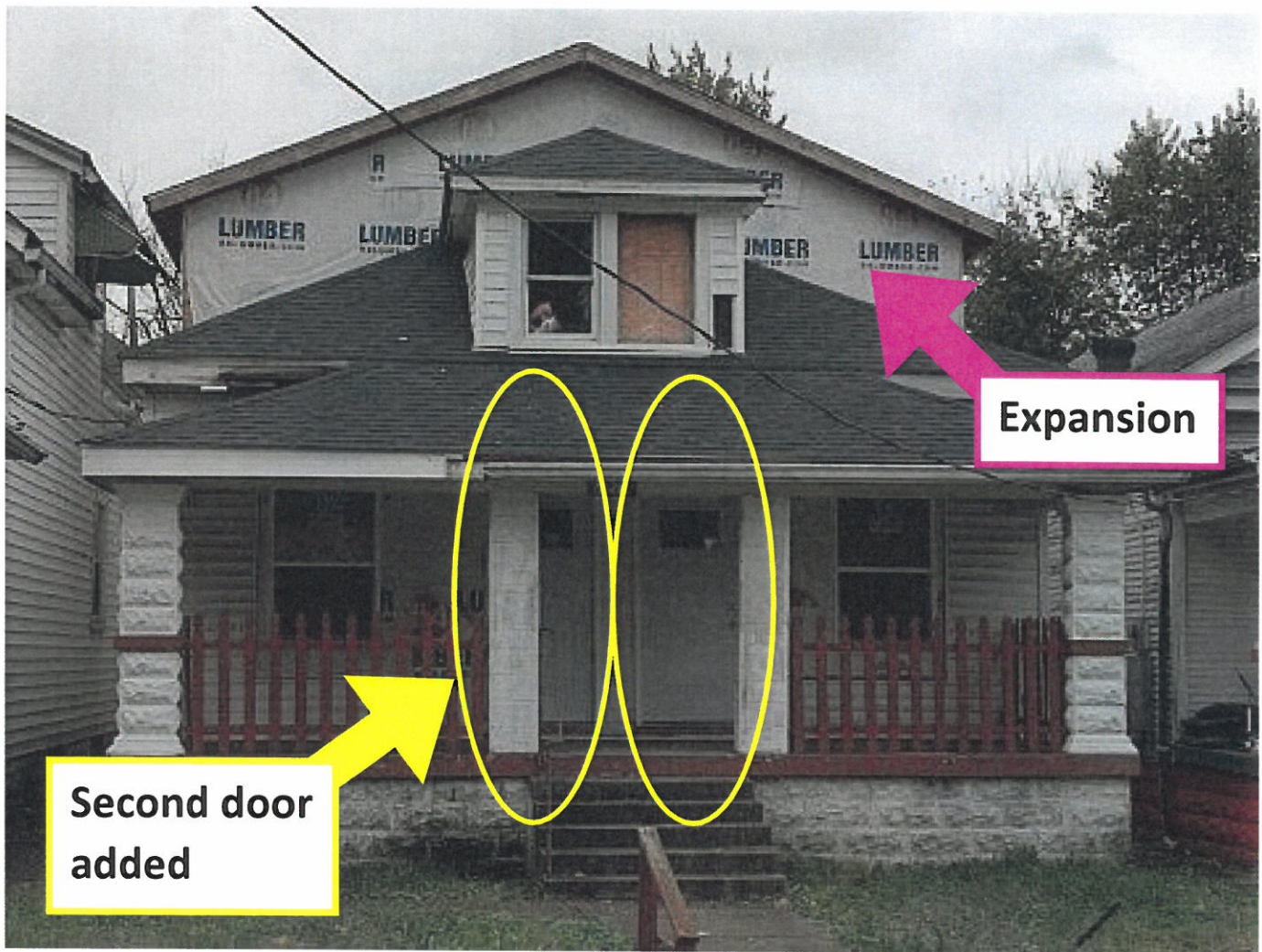


Single entry
door

03/12/2020 11:08

©2020 Listing Broker

JEFFERSON COUNTY PVA



This is the current main photo on the Jefferson County PVA website for the property at 2210 Greenwood Ave. The photo shows two separate front-entry doors, as well as a newly constructed/unfinished rear second-floor addition. The ©2020 Listing Broker image found on Zillow shows the building without the second front door and second-floor addition. Staff found an electrical permit to "restore power" that was issued on August 11, 2020. Staff also found a building permit enforcement case for a full remodel of the home without building permits which was filed on March 7, 2022. The property was inspected and found to be "in violation" of the enforcement case on April 7, 2022. Staff can estimate that construction of the additions occurred sometime between March/April 2020 and 2022.

ENF-BLD-22-02273

Menu

Help

File Date: **03/07/2022**Application Status: **In Violation**

Description of Work:

Case Detail: [Detail](#)Case Type: **Building Permit Enforcement Case**Address: **2210 GREENWOOD AVE, LOUISVILLE, KY 40210**Owner Name: **LEGACY PROPERTY SOLUTIONS LLC**

Application Name:

Parcel No: **038E01040000**

Contact Info: Name Organization Name Contact Type Contact Primary Address Status

Custom Fields: **GENERAL****Building Complaint Type**[Building](#)**GIS INFORMATION****Book**[02](#)**FEMA Floodplain Review Zone**[No](#)**Form District**[TRADITIONAL NEIGHBORHOOD](#)**MSD Property Service Connection**[Yes](#)**Overlay Name**[NONE](#)**Plat**[02300](#)**Related Cases**[NONE](#)**CDBG Funding**[CD](#)**FEMA Floodway Review Zone**[No](#)**Historic Preservation District**[NONE](#)**MSD Sewer Recap Fee Area**[No](#)**Page**[300](#)**Potential Steep Slope**[No](#)**SYSTEM DEVELOPMENT DISTRICT****Conveyance Zone Review Zone**[No](#)**Floodplain Ordinance Review Zone**[No](#)**Karst Soil Texture**[No](#)**National Register District**[NONE](#)**Plan Certain**[NONE](#)**Proposed Subdivision Name**[NONE](#)

Workflow Status: Task Assigned To Status Status Date Action By

[Case](#)

Assigned 03/15/2022 Benjamin

[Intake](#)

Anderson

[Inspection](#)**In Violation****04/07/2022**

Beth Robinson

Code

Board

Hearing

District

Court

Case

Closed

Initiated by Product: AV360

Total Fine Assessed: **\$0.00**Total Fine Invoiced: **\$0.00**Balance: **\$0.00**

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Building	05/07/2022	Beth Robinson	Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	Building	04/07/2022	Beth Robinson	Violation	Second notice. Gut remodel of Dup...
	Building		Beth Robinson	Cancelled	

Required Inspections:

**ENF-BLD-22-02273**

Update

Reset

View Log

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Inspection Type *

Building

Address

2210 GREENWOOD AVE, LOUISVILLE, KY 40210

Unit Nbr**Request Date**

04/07/2022

Request Time

: AM

Scheduled Date *

04/07/2022

Scheduled Start Time

: AM

Scheduled End Time

: AM

Case #[ENF-BLD-22-02273](#)**Required/Optional**

Optional

Record Comments**Inspection Date**

04/07/2022

Inspection Time

11 : 05 AM

Status *

Violation

Record Type *

Enforcement/Building Permit Enforcement/Case/NA

Result Comment [Standard Comments](#)

Second notice. Gut remodel of Duplex without permits. First notice March 7, 2022. BR

[check spelling](#)**Request Comment**☐ Overtime**Department *** [Current Department](#)

C&R Construction Review - Buildi

Inspector * [Current User](#)

Beth Robinson

**ENF-BLD-22-02273**

Update

Reset

View Log

Help

Inspection Type *

Building

Address

2210 GREENWOOD AVE, LOUISVILLE, KY 40210

Unit Nbr**Request Date**

04/07/2022

Request Time

: AM

Scheduled Date *

04/07/2022

Scheduled Start Time

: AM

Scheduled End Time

: AM

Case #[ENF-BLD-22-02273](#)**Required/Optional**

Optional

Record Comments**Inspection Date**

04/07/2022

Inspection Time

11 : 05 AM

Status *

Violation

Record Type *

Enforcement/Building Permit Enforcement/Case/NA

Result Comment [Standard Comments](#)

Second notice. Gut remodel of Duplex without permits. First notice March 7, 2022. BR

[check spelling](#)**Request Comment**☐ Overtime**Department *** [Current Department](#)

C&R Construction Review - Buildi

Inspector * [Current User](#)

Beth Robinson

RES-ELC-20-05518

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File Date: **08/11/2020**Application Type: **Electrical Residential**

Application Name:

Application Status: **Issued**

Workflow Status: Task Assigned To Status Status Date Action By

Application Submittal	Accepted	08/11/2020	Newman Electric
Permit Issuance	Issued	08/11/2020	Newman Electric
Inspection			

Assigned To:

Description of Work: **restore power**Application Detail: [Detail](#)Address: [2210 GREENWOOD AVE LOUISVILLE KY 40210](#)Parcel No: [038E01040000](#)Owner Name: **LEGACY PROPERTY SOLUTIONS LLC**

Contact Info: Name Organization Name Contact Type Contact Primary Address Status

James Newman	Applicant	Mailing Address 392 P...	Active
PVA Staff	Property Valuat...		Active

Licensed Professionals Info: Primary License Number License Type Name Business Name Business License #

4406-BUS	Electrical Cont...	JAMES W NEWMAN ...
--------------------------	--------------------	--------------------

Total Fee Assessed: [\\$75.00](#)Total Fee Invoiced: [\\$75.00](#)Balance: [\\$0.00](#)

Documents: File Name Document Group Category Description Type Document Status Document Status Date

[Show all](#)

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

Temp on Main	08/11/2020	Louis Burke	Passed	Pnl. B only
Electrical Final		Louis Burke	Cancelled	

Custom Fields: **RESIDENTIAL ELECTRICAL PERMIT**

Work Type

[Rewire](#)

No. New Dwell Units

-

Overhead Connection

[Yes](#)

Occupancy Type

[Single Family](#)

Estimated Cost

[650](#)

Number of Additional Inspections

[0](#)

Number of Amperes

[100](#)

Apply Penalty Fee

Number of Dwelling Units

[0](#)

Number of Meters

[1](#)

Number of Subpanels

[0](#)

GIS INFORMATION

Book

[02](#)

FEMA Floodplain Review Zone

[No](#)

Form District

[TRADITIONAL NEIGHBORHOOD](#)

MSD Property Service Connection

[Yes](#)

Overlay Name

[NONE](#)

Plat

[02300](#)

Related Cases

[NONE](#)

CDBG Funding

[CD](#)

FEMA Floodway Review Zone

[No](#)

Historic Preservation District

[NONE](#)

MSD Sewer Recap Fee Area

[No](#)

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Potential Steep Slope

[No](#)

Conveyance Zone Review Zone

[No](#)

Floodplain Ordinance Review Zone

[No](#)

Karst Soil Texture

[No](#)

National Register District

[NONE](#)

Plan Certain

[NONE](#)

Proposed Subdivision Name

[NONE](#)

Initiated by Product: ACA

[Record Summary](#)



Louisville-Jefferson County Metro Government

DEPARTMENT OF CODES AND REGULATIONS

DIVISION OF CONSTRUCTION REVIEW

METRO DEVELOPMENT CENTER 444 SOUTH 5th STREET SUITE 100

LOUISVILLE, KENTUCKY 40202

Phone: 502.574.3321 Website: louisvilleky.gov/government/construction-review/

INVOICE

Invoice Date: **August 11, 2020**

RECORD INFORMATION

Record ID: RES-ELC-20-05518
Record Type: Electrical Residential
Property Address: 2210 GREENWOOD AVE, LOUISVILLE, KY 40210
Description of Work: restore power
Name: James Newman
KY

FEE DETAIL

Fee Description	Fee Amount
Residential Rewire Fee - Under 750	75.00
	<hr/> 75.00

KENTUCKY

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CITY DIRECTORY

1971

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*Prior to January 1, 1972 Call 584-0371



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5%

CURRENT
ANNUAL
INTEREST

NIKES POINT

PHONE 584-2204

FEDERAL SAVINGS
AND LOAN ASSOCIATION

FEDERAL SAVINGS
AND LOAN ASSOCIATION

1971

2113 Mayfield Lunnie © 774-3924
2114 Kirchner Ida S Mrs 775-6714
2115 Hudgins Cath J Mrs © 776-0139
2116 Martin Clethel © 776-8751
2117 Canty Mattie Mrs © 774-4221
2118 Oglesby Lena J Mrs © 775-6791
2119 Pope Eug © 778-3928
2120 Warren Corine Mrs © 774-5178
2121 Julian Roosevelt Q © 776-8809
2122 Quarles Leada 772-7404
2123 Jackson Barbara A Mrs ©
2124 Nally Wm D © 774-5864
2125 Day Mary W Mrs © 774-5035
2126 Vacant
2127 White Mae E © 778-8957
22D ST INTERSECTS

ZIP CODE 40210

2200 Walkup Julius © 778-7755
2202 Bartsch Leonard W © 778-3647
2204 Silberg Anna M Mrs ©
2206 Horton Ben ©
2208 Jewell Willis © 778-5085
2210 Wilson Jesse J © 775-8054
2212 Elroy Thos © 778-3921
2214 Thurman Harry L 776-8116
2216 Boyd Eddie Jr © 772-7727
2218 Teasley Walter © 778-1451
2220 Slaughter Walter D © 776-4416
2222 Cargile David C ©
2224 Samuels Miles © 772-9130
2226 Phillips Wm E © 776-0687

91

**1997 LOUISVILLE, KENTUCKY
CITY DIRECTORY**

1997

34-5700

TS

HOUSEHOLDS 52

M 2850

H

444

& Mabel [9]+

..... 456-4130

Jr..... 456-4130

en F [9]+

..... 458-254

& Olivia [9]+

..... 451-4239

& Melanie

..... 458-1085

INTERSECTS

as & Patrice

..... 456-4949

V & Patricia

..... 456-2892

& Junella [9]+

..... 456-2164

..... 456-2164

[9]+

..... 451-7864

[9]+

..... 458-4305

Sr & Susan

..... 451-0157

..... 458-6166

..... 458-7441

Margaret [9]

..... 459-8792

2121 Evans Marshall

2122 Not Verified

2123 Jackson Barbara A [9]+

772-2608

2124-2125 Not Verified (2 Hses)

2127 Carter Elizabeth [2] 775-6420

+S 22D ST INTERSECTS

2200 Walkup Nina V [9]+ 778-7755

2202 Bartsch Leonard W & Norma

[9]+ 778-3647

Bartsch Lawrence 778-3647

2204 Silberg Anna M [9]+

2206 Not Verified

2208 Jewell Willis & Leontus [9]+

778-5085

2210 Gates Benjamin A [5]

776-0799

2212 Williams William E Jr & Carol

[5] 774-5210

2214 Squires William [3] 776-1378

2216 Boyd W Ruth [9]+

2218 Teasley Walter B [9]+

778-1451

2220 Slaughter Walter D [9]+

776-4416

2222 Bailey Henry B & Debra [5]

774-3708

Parker James 774-3708

2224 Samuels Miles B & Thelma

[9]+ 772-9130

Samuels Kim 772-9130

2226 Phillips William E & Ella [9]+

776-0687

2228 Not Verified

2230 Phillips William Jr [2] 776-6396

2232 Richie Roscoe [9]+ 776-0165

2234 Washington Clara [9]+

778-1733

2236 Bell George & Mary [9]+

774-3733

2238 Alford Mary E [9]+ 778-8273

2240 Stratton Enc T [5]

2614-2615

2616 Smith

2617 Not V

2618 Vacan

2620-2621

2621½ Ow

2622 Taylo

2623 Kirby

2624 Vaca

2625 Not V

2631 Bard

[9]+

2634 Vaca

2635 King

2636 Jone

2637 Not

2638 Mc

2639 Not

2641 Vaca

2642 Ray

2700 Patter

2701 Harc

2703 Over

2705 Hart

2706 Vaca

2707 Croc

2709 Kee

2710 Poir

Blac

2711 Not

2714-2715

2716 Not

2719 SAL

(AM







22-NONCONFORM-0010



22-NONCONFORM-0010





 Zillow



22-NONCONFORM-0010



Newman Electric LLC

Fred Newman
Business Number (502)741-3381
4916 Jerry Dr.
Shepherdsville, Ky
40165
www.newmanelectricllc.com
Fred@newmanelectricllc.com

INVOICE
INV2535

DATE
03/22/2022

DUE DATE
04/01/2022

BALANCE DUE
USD \$0.00

BILL TO

Legacy Property Solutions

P.O. Box 986 Shelbyville, KY 40066
(502)492-9452
legacypropertysolutions502@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Scope of work • Inspect existing electrical service including riser, meters, panels, hardware, grounding, etc. (Panel and meter manufacturer numbers indicate they were installed in the 1960's)	\$225.00	1	\$225.00

Labor and material

TOTAL	\$225.00
PAID	-\$225.00
	03/22/2022

Payment Info

BY CHECK

Newman Electric LLC

BALANCE DUE USD \$0.00

OTHER

*There will be a 3% transaction fee for all credit card payments

Work performed at 2210 Greenwood Ave, Louisville, KY
40210



Legacy Property <legacypropertysolutions502@gmail.com>

2210 GREENWOOD AVE APT 2 / LOUISVILLE KY 40210

3 messages

Tue, Mar 22, 2022 at 10:00 AM

Jones, Meghan <Meghan.Jones@lge-ku.com>
To: "legacypropertysolutions502@gmail.com" <legacypropertysolutions502@gmail.com>

2210 Greenwood Ave Apt 1 and 2 have had electric and gas service since 2009 with LGE.

Thanks,

Meghan J.

Senior Business Center Rep| Business Service Center | LG&E and KU

One Quality St. Lexington, Ky 40507

O: 859-367-1200

Lge-ku.com

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Legacy Property <legacypropertysolutions502@gmail.com>
To: "Jones, Meghan" <Meghan.Jones@lge-ku.com>

Tue, Mar 22, 2022 at 10:00 AM

Thank you Miss Jones I appreciate it!
[Quoted text hidden]

Jones, Meghan <Meghan.Jones@lge-ku.com>
To: Legacy Property <legacypropertysolutions502@gmail.com>

Tue, Mar 22, 2022 at 10:02 AM

No problem, glad I was able to help! Good luck with everything!

Meghan J.

Senior Business Center Rep| Business Service Center | LG&E and KU

One Quality St. Lexington, Ky 40507

O: 859-367-1200

Lge-ku.com

<https://mail.google.com/mail/u/0/?ik=07f97b6fc&view=pt&search=all&permthid=thread-f%3A1728008798386122831&siml=msg-f%3A1728008798386122831> 1/2



Legacy Property <legacypropertysolutions502@gmail.com>

2210 GREENWOOD AVE APT 1 / LOUISVILLE KY 40210

2 messages

BSC <bsc@lge-ku.com>

Tue, Mar 8, 2022 at 2:16 PM

To: "LEGACYPROPERTY SOLUTIONS502@GMAIL.COM" <LEGACYPROPERTY SOLUTIONS502@gmail.com>

In regards to the property at 2210 Greenwood Ave Apts 1 & 2, these have been separated since at least 2009.

Our systems went through an upgrade in 2009 and I have no access to records prior. But as far back as I have access, these have been separately active since then.

Thank You,

Tiffany C.

Business Service Center Representative II

1 Quality St. | Lexington KY | 40507

Phone: 800-383-5582

Email: bsc@lge-ku.com

Fax: 888-627-2690

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Legacy Property <legacypropertysolutions502@gmail.com>

Tue, Mar 8, 2022 at 2:19 PM

To: BSC <bsc@lge-ku.com>

Thank you for the information!

[Quoted text hidden]