

Nonconforming Rights Application for 3800/3808 Cane Run Road – Bar in M-2 zoning

The Applicant is requesting nonconforming rights for a bar in the M-2 industrial zoning district.

Property Information:

Zoning: M-2
Form District: Traditional Workplace
Neighborhood: 13/ COM SHIVLEY
Acreage: 0.59920 acres
Year Built: 1955
Above Grade SF: 4768 sq. ft.
PVA Property Class: 330 Industrial salvage



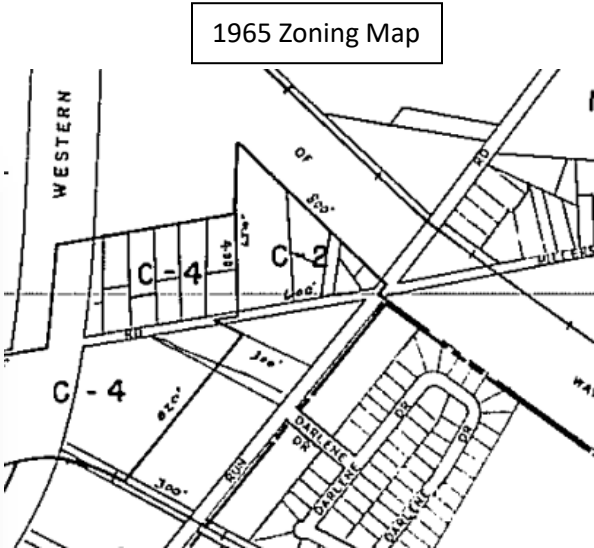
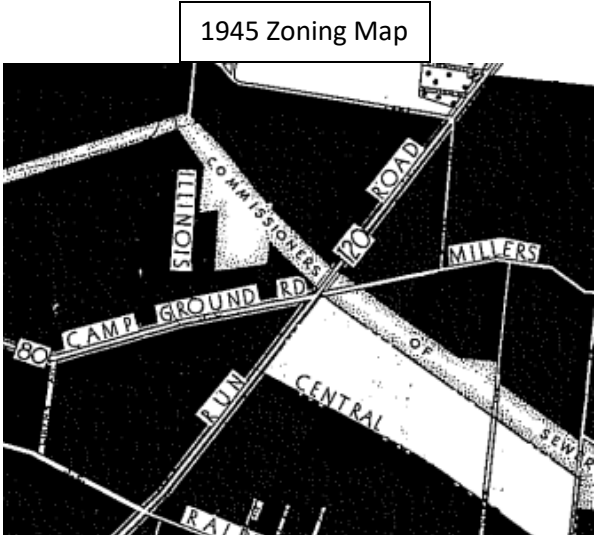
Historic Zoning	
1943	"E-3" Heavy Industrial District
1954	"E-3" Industrial District
1958	"E-4" Industrial District
1965	C-2 Commercial
1969	C-2 Commercial
1987	EZ-1 Enterprise
1995	M-2 Industrial

Directory Findings:

Year	# of Directory Listings
1955	"Shivley Lodge No. 1365 (LOOM)"
1960	"Shivley Lodge No. 1365 (LOOM)"
1962	"Star Wind Restaurant"
1963	"Star Wind Restaurant"
1967	"Shivley Moose Lodge No. 1365"
1972	Vacant
1977	"Mister G's"



Historic Post card found in building



Findings Summary:

According to information provided by PVA, the structure was built in 1955. Historic zoning maps show the subject property was industrially zoned up until 1963 when a zoning change occurred, changing the zoning from "E-4" Industrial district to C-2 commercial under docket number 9-88-63. The applicant submitted a post card for the property that was found inside the subject property. The applicant also submitted excerpts from the Caren directories that show its consistent use as a bar. According to the LDC, the applicant must prove the use was being exercised consistently since 1943, however, since Industrial and commercial uses were in the same zoning designation until 1963, the applicant needed to prove it was legally and consistently operating as a bar since 1963, which was supported by staff and applicant research. The applicant and research conducted by planning and design staff could provide sufficient evidence the use existing in 1963. To recognize nonconforming rights, conclusive evidence showing the use's establishment and continuous existence since 1963 must be provided. Staff does not have conclusive evidence to grant nonconforming rights at the staff level, therefore staff requested the case be taken to the board of zoning adjustments.

YEAR	DIRECTORY LISTING
1955	"Shivley Lodge No. 1365 (LOOM)"
1956	"Shivley Lodge No. 1365 (LOOM)"
1957	"Shivley Lodge No. 1365 (LOOM)"
1958	"Shivley Lodge No. 1365 (LOOM)"
1959	N/A
1960	"Shivley Lodge No. 1365 (LOOM)"
1961	"Twinkle Star Restaurant"
1962	"Star Wind Restaurant" "Star Wind Night Club"
1963	"Star Wind Restaurant" "Star Wind Night Club"
1964	No Return
1965	"Shivley Moose Lodge No 1365"
1966	"Shivley Moose Lodge No 1365"
1967	"Shivley Moose Lodge No 1365"
1968	"Shivley Moose Lodge No 1365"
1969	"Shivley Moose Lodge No 1365"
1970	"Shivley Moose Lodge No 1365"
1971	"Shivley Moose Lodge No 1365"
1972	Vacant
1973	"Jay's Truck Stop"
1974-1975	"Wonder Inn"
1976	"Jesse's Tavern"
1977	"Mister G's"
1978	"Uncle Tom's Cabin"
1979	"Uncle Tom's Cabin Restaurant"
1980	Vacant
1981	Vacant
1982	N/A
1983	Vacant
1985	"Poppa Charlie's Place Bar"
1986	"Poppa Charlie's Place Bar"
1987	Vacant
1988	"Ice Cold Beer snacks etc"
1989	"Ice Cold Beer snacks etc"
1990	Vacant

Courier-Journal ad from 1950



DANCE In The New Year

Welcome in 1951 to the tune of the finest music you've heard yet. Come to our celebrated club for an unforgettable celebration. Reservations now.

OPEN AFTERNOONS
Steak & Chicken Dinners
MIXED DRINKS
ORCHESTRA EVERY NITE
Except Mon. & Tues.

STUMBLE INN
Cane Run & Camp Ground Rd.
Opposite Parkway Drive-In
Phone CY 9180

Courier-Journal ad from 1973



3808 CANE RUN RD. 61640 (Comm)
Approx. 4,000 sq. ft. plus finished lower level,
presently used as night club, adaptable to most
any business, tremendous parking area.
Gene Tillman 447-7314/448-6111
GIBSON-PFANNENSCHMIDT REALTORS

Courier-Journal ad from 1961



GRAND OPENING

Maurice Wolford's
STAR WIND
formerly TWINKLE STAR

SATURDAY, DECEMBER 23
Dance To The Music of
The Freddy Robinson
Quartet
featuring Richard Smith, Vocalist



3808 CANE RUN ROAD
6 Blocks South of Algonquin Manor

No Cover
No Minimum

1951

COOK, white or colored. Apply in person to Stumble Inn Nite Club, Cane Run Road.

1963

UNDER NEW MANAGEMENT
STAR WIND
presents
RONNIE
and his Aristocrats
featuring
JACKIE LEONARD with his
new record "Another Love"
WEDNESDAY THRU SATURDAY
COCKTAIL LOUNGE
PIANO Sunday and Tuesday
3808 CANE RUN ROAD
778-9282

1974

WONDER INN	
3808 Cane Run Road	
July 26, 1974	18
July 12, 1974	18
June 17, 1974	45

1960

RESERVE New Year's Eve
Party & Dance
TWINKLE STAR CLUB
3808 Cane Run Road
CALL SP 6-9316 after 1 P.M.
RONNIE BURTON and BAND
Dancing • Favors • Hats • Noisemakers
\$5 per couple cover charge

1976

DANCERS, \$4 hour, no experience needed. Apply in person at Mr. G's, 3808 Cane Run Rd.

1974

J A Y ' S Restaurant and Tavern.
band, Fri. and Sat. Night, Jam
Session, 2 P.M. Sun. Ralph and
Playboys will appear at Jay's
Restaurant., 3808 Cane Run Rd.

1955 Ariel Image



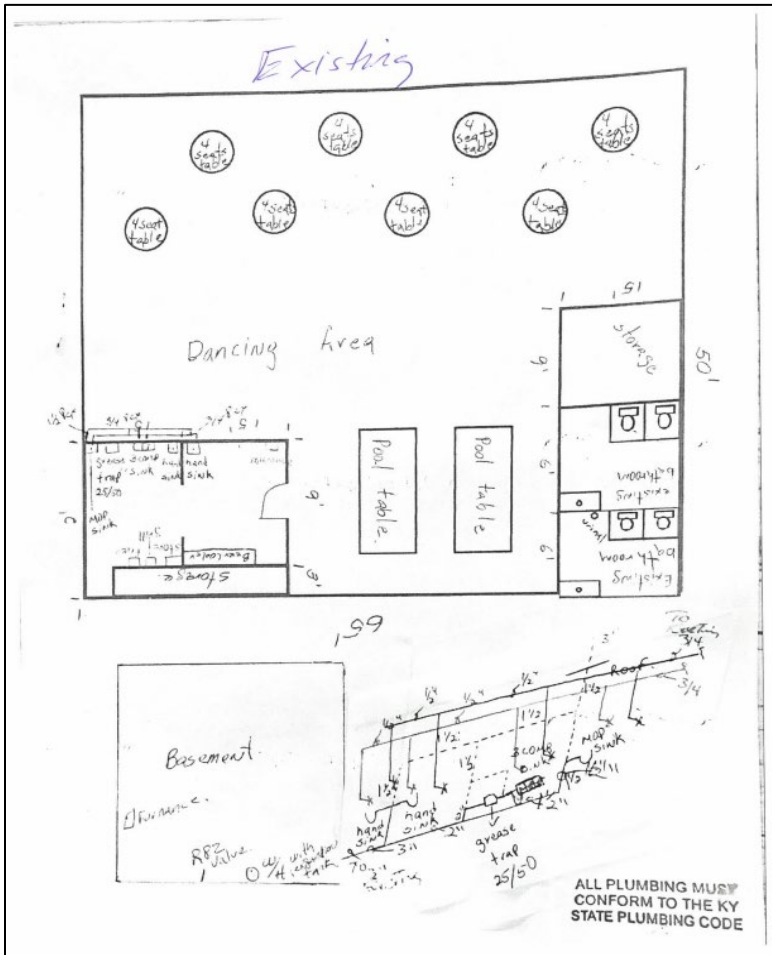
1959 Ariel Image



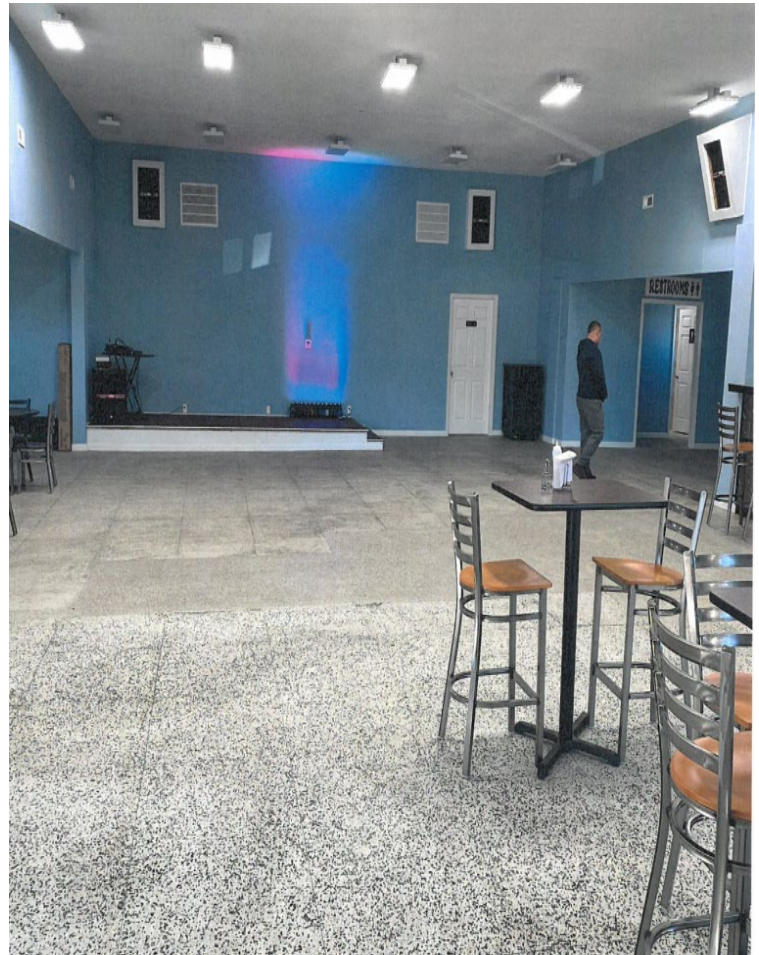
1985 Ariel Image



Bar remodel floor plan



Interior photos of bar remodeling



Site Photos

