

## Nonconforming Use Application

### Additional documentation to substantiate the claim of nonconforming rights.

The following documentation supports the Applicant's claim for nonconforming rights. From 1971 to the present day, large metal buildings have been visible on the subject property. Additionally, beginning in the early 1970s, I-264 was expanded. To support this expansion, a number of homes were purchased and torn down to make way for the freeway. The small portion of the subject property that is zoned R5 is a historical leftover from that time period and has been used for industrial purposes since the time I-264 was expanded, if not before. The parcel with a tax ID number of 010F01630000 has been used for access to the industrial site since at least the 1950s (see attached aerial).

1. Deed from Commonwealth of Kentucky. This Deed from 1970 shows that the property was conveyed by the Commonwealth of Kentucky to Mid-Continent Corporation, which was a manufacturing company that specialized in power burners.
2. Zoning maps. From 1965-1979, 1980-1984, 1984-2002 and present
3. Michael Hinson Affidavit. Michael Hinson was the CEO of the previous owner of the property, Market Street Properties, Inc., and has attested to his personal knowledge of the continuous, uninterrupted use of the property for industrial purposes.
4. Sanborn Fire Insurance Maps. Fire insurance maps were available for the subject property and surrounding areas for various years between 1905 and 1999 which show the property being used for commercial purposes.

1905: The property is shown to be developed with a large rectangular building with a small extension on the east side and a separate building in the northeast corner. The building is labeled as the Crescent Manufacturing Company, manufacturers of bank furniture, store fittings, and coffee mills.

1928: The original building has been expanded to the east and north, which are labeled as raw material warehouse and dry kilns, respectively. The building has been relabeled as The Crescent Panel Company. The area north of the dry kiln buildings are labeled as lumber piles.

1950: The building has been relabeled as the General Plywood Corporation. The railroad sidings on the east side of the property have been partially replaced with a large steel building labeled as finished product warehouse and shipping. The building has been expanded north again past the dry kiln buildings and is labeled as raw material warehouse.

1989: The building has been relabeled as The Martin Sweets Company Inc. while the rest of the building is labeled as vacant. Parts of the northeast corner of the main building have been razed.

1991-1999: No significant changes to the building from previous years.

5. Copies of City Directories. The subject property was referred to as “3131-3325 W Market Street” for several years within these directories due to the fact that the property faces W Market Street. Listings for the property and the surrounding area were found to be primarily commercial listings.

6. Aerial Photographs. Aerial photographs were provided for various years from 1940 to 2016.

1940: Property is developed in its original configuration with a large single building.

1959-1965: Property is developed with the original building that has been expanded to the north with large metal Quonset structures visible on the east side.

1971-1987: Property is developed with the original building with large metal Quonset structures visible on the east side. I-264 is first visible to the west in the 1971 photograph.

1992-2002: Parts of the east side of the building have been razed and replaced with a parking lot. The Quonset buildings on the east side have been razed and replaced with a parking lot.

2005-2016: The property is developed as it appears today.