



# Land Development Report

May 28, 2019 1:00 PM

About LDC

## Location

**Parcel ID:** 055E01060000  
**Parcel LRSN:** 91041661  
**Address:** MULTIPLE ADDRESSES

## Zoning

**Zoning:** R6  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** OAKDALE ADDITION  
**Plat Book - Page:** 06-062  
**Related Cases:** NONE

## Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** NONE  
**Urban Renewal:** NO  
**Enterprise Zone:** YES  
**System Development District:** NO  
**Historic Site:** NO

## Environmental Constraints

### Flood Prone Area

**FEMA Floodplain Review Zone:** NO  
**FEMA Floodway Review Zone:** NO  
**Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area:** NO  
**Local Regulatory Conveyance Zone:** NO  
**FEMA FIRM Panel:** 21111C0057E

### Protected Waterways

**Potential Wetland (Hydric Soil):** NO  
**Streams (Approximate):** NO  
**Surface Water (Approximate):** NO

### Slopes & Soils

**Potential Steep Slope:** NO  
**Unstable Soil:** NO

### Geology

**Karst Terrain:** NO

## Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO

## Services

**Municipality:** LOUISVILLE  
**Council District:** 15  
**Fire Protection District:** LOUISVILLE #3  
**Urban Service District:** YES

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L9 Nonconform 1018



Backside Holdings  
3906 S. 3<sup>rd</sup> St.  
Louisville, KY 40214

Joe & Christina Meador  
3823 Southern Parkway  
Louisville, KY 40214

Charles Gaddie Jr.  
3908 S. 3<sup>rd</sup> Street  
Louisville, KY 40214

Patsy Lee Heck  
3915 S. 3<sup>rd</sup> Street  
Louisville, KY 40214

Tim Degraaff  
3913 S. 3<sup>rd</sup> Street  
Louisville, KY 40214

Tim Degraaff  
3911 S. 3<sup>rd</sup> Street  
Louisville, KY 40214

Daniel & Virginia Hyland  
3909 S. 3<sup>rd</sup> Street  
Louisville, KY 40214

~~Davis Commercial Properties~~



Davis Commercial Properties  
3904 S. 3<sup>rd</sup> Street  
Louisville, KY 40214

Trustees of Victory Memorial BA  
3819 Southern Parkway  
Louisville, KY 40214

Andrew Bowen  
3821 Southern Parkway  
Louisville, KY 40214

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OFFICE OF PLANNING & DESIGN SERVICES  
DEVELOP LOUISVILLE  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

YUSEMILA THUAICP  
DIRECTOR

November 13, 2017

Kevin Davis  
6400 N. Preston Hwy.  
Louisville, KY 40229

Re: 17NONCONFORM1039  
3906 ~~3904 S. 3<sup>rd</sup> St.~~ → Parcel ID 055E01060000  
Louisville, Kentucky 40214

Dear Mr. Davis,

This letter will serve notice that nonconforming use rights for automobile sales and repair have been established for the property known as 3904 S. 3<sup>rd</sup> Street within an R-6 zoning district per the submitted information and research.

The property owner is advised that changes to the use of property could result in a loss of any nonconforming rights that might exist.

Copies of this letter will be sent to adjacent property owners.

Staff's conclusion can be appealed by any interested party to the Louisville Metro Board of Zoning Adjustment pursuant to Kentucky Revised Statutes, Section 100.257 within 30 days of receipt of letter.

The statement must be recorded in the chain of title, "Miscellaneous Book" in the Office of the Clerk of Jefferson County, Kentucky, to put others on notice of the establishment of nonconforming use.

Sincerely,

Brian Mabry  
Planning & Design Supervisor

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LOUISVILLE FORWARD

[www.louisvilleky.gov](http://www.louisvilleky.gov)

METRO DEVELOPMENT CENTER 444 S. FIFTH STREET, STE. 300, LOUISVILLE, KENTUCKY 40202 502.574.6230 FAX 502.574.8129

19 Nonconform 1018

**Additional Information:**

**Nonconforming Use Policy**

If the property has been cited by a Zoning Enforcement Officer for a violation related to the land use, this process shall not substitute for an appeal of the citation to the Board of Zoning Adjustment.

**Required for Submittal: Mailing labels to notify Adjoining Property Owners (APOs)**

- One set of mailing label sheets for: 1<sup>st</sup> tier APOs and Case Manager
- One copy of the APO mailing label sheets
- Copy of approval of nonconforming rights letter

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# Change in Nonconforming Use to Another Nonconforming Use

Louisville Metro Planning & Design Services

Case No.: 19 Nonconform 1018 Intake Staff: KP

Date: 5/29/19 Fee: NO FEE

*\*Establishment of nonconforming rights must be determined by Planning & Design Services or the Board of Zoning Adjustment prior to the submittal of this form.*

### Site Information:

Property Address(es): 3906 South Third Street 40214

Property Parcel ID(s): 055E01060000

Existing Zoning District: \_\_\_\_\_ Existing Form District: \_\_\_\_\_

Previous Case No.(s) (if known) \_\_\_\_\_

### Description of Existing Nonconforming Use:

*Please be as detailed as possible when describing the use and areas in which the use takes place*

Before I purchased the property, it was used to store 2 cars and a boat.  
Before that for many years it was Sonny's Body Shop & Auto Sales  
I think before that it was a Blacksmith Shop

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### Description of Proposed Nonconforming Use:

*Please be as detailed as possible when describing the use and areas in which the use takes place*

Plumbing contractor shop. All operations will be enclosed inside the building. No sales onsite. No clients will come to this building. We will park 3 to 5 service trucks inside the building. Only vehicles outside in our parking lot will be employee vehicles. We will store some parts inside the building - no outside storage. We will have 2 small offices inside building - approximately 280 ft<sup>2</sup> of office and

**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Same as owner

Name: Daniel Brown

Name: \_\_\_\_\_

Company: Backside Holdings LLC

Company: \_\_\_\_\_

Address: 501 Leyton Ave

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 40222

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502-296-4829

Primary Phone: \_\_\_\_\_

Alternate Phone: 502-

Alternate Phone: \_\_\_\_\_

Email: brownplbg@att.net

Email: \_\_\_\_\_

Owner Signature (required): Daniel P Brown

Attorney:  Check if primary contact

(if applicable)

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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**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, Daniel Brown, in my capacity as Authorized Agent, hereby  
representative/authorized agent/other

certify that Backside Holdings LLC 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: Daniel P Brown Date: 5-28-2019

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 material 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.