

20-APPEAL-0003
4218 Hazelwood Avenue



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
August 17, 2020

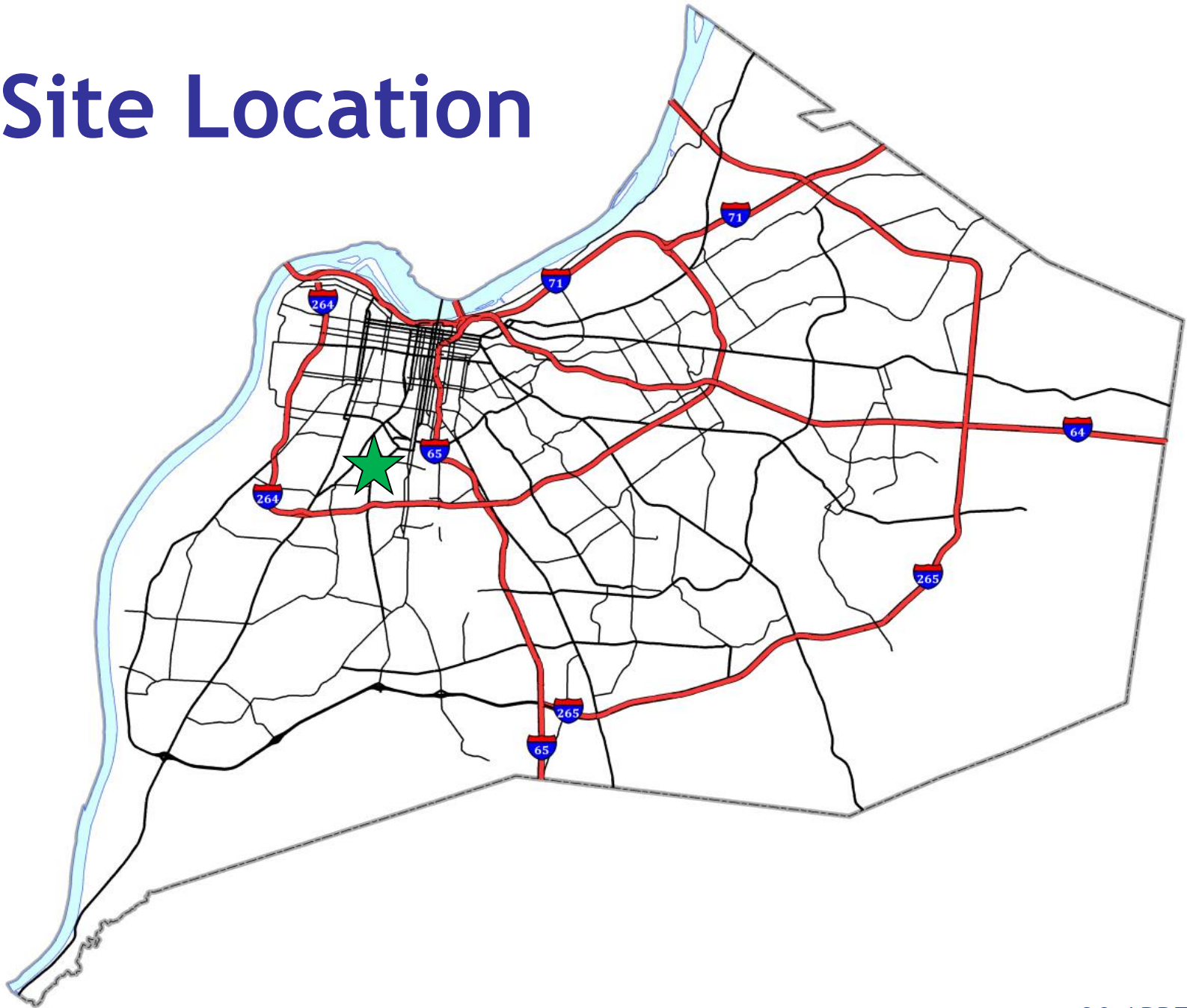
Request(s)

- Appeal of an administrative decision

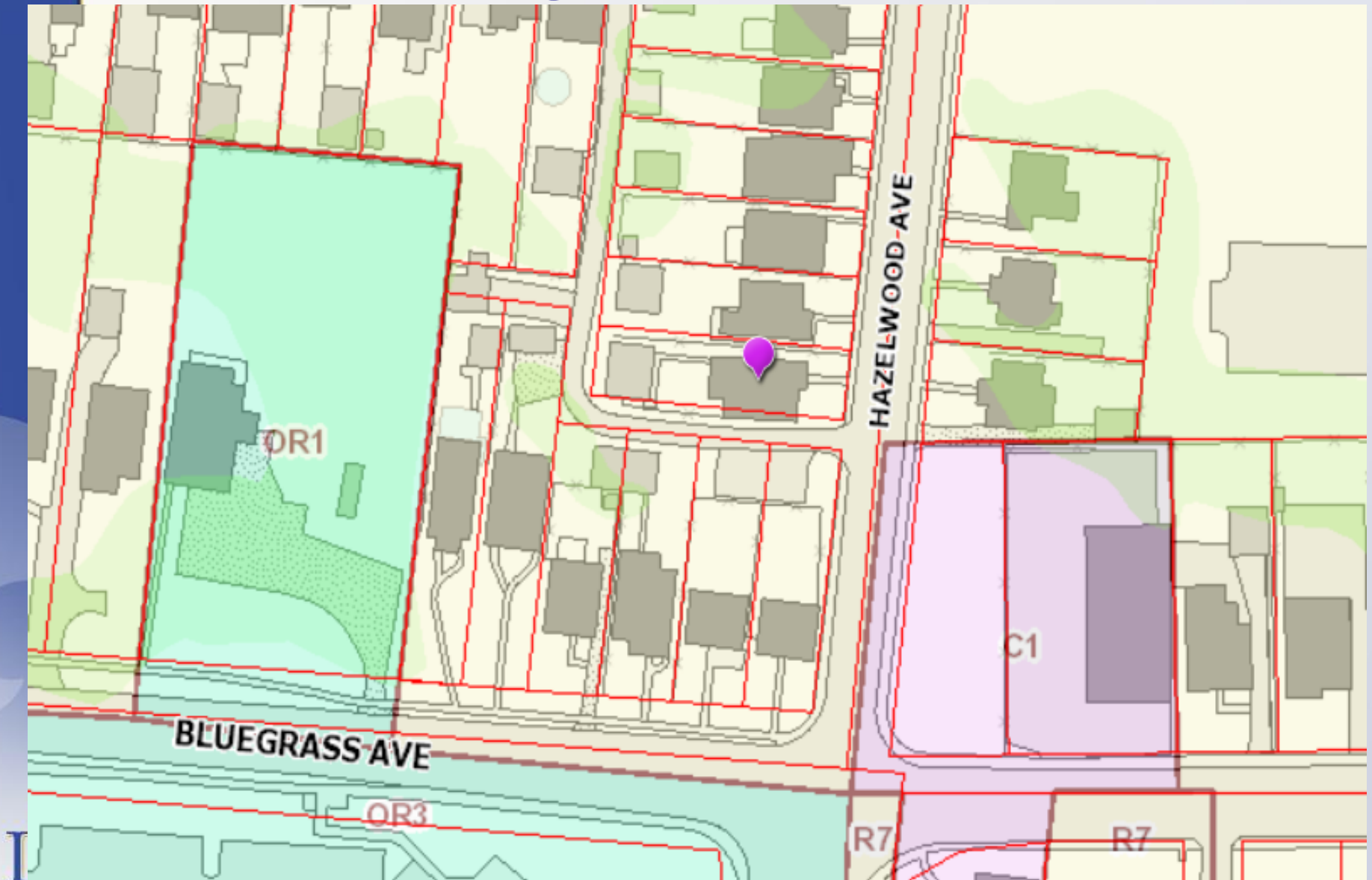
Case Summary/Background

- Staff concluded that the property does have nonconforming rights for two dwelling units on a single parcel and submitted a letter to the Appellant stating that decision on May 7, 2020.
- The Appellant submitted information with the appeal application to support their basis of appeal concluding that there is a two family structure (main residence) and a one family structure (accessory structure) for a total of three residential units on the parcel.

Site Location

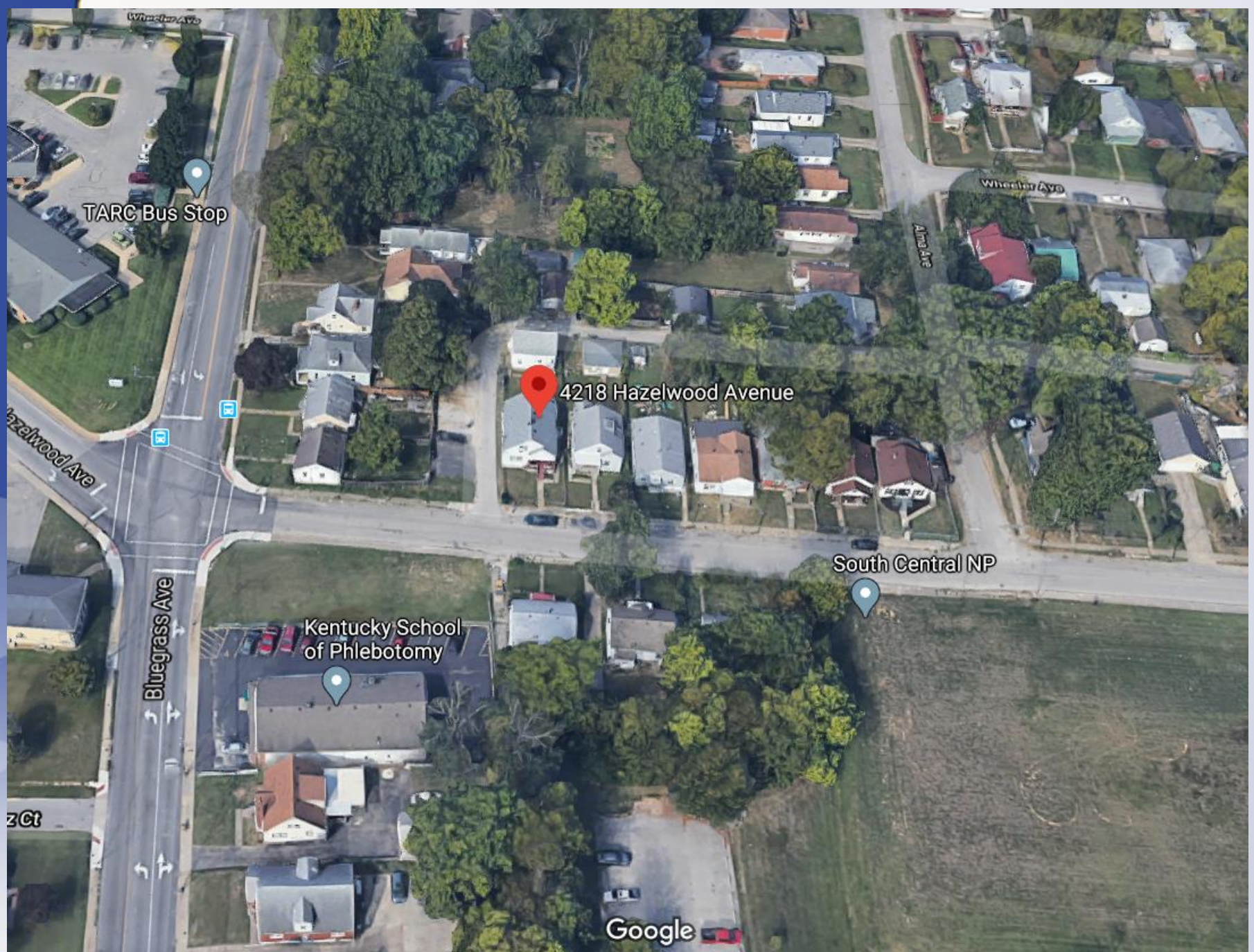


Zoning/Form Districts



Aerial Photo/Land Use





Front



Front



Stairs



Rear



Under Stairs



Main Structure



Staff Findings

Staff did not have sufficient information in the review of the nonconforming rights case that the second unit existed in the main structure on the property in 1971.

Required Actions

- Based upon the file of this case, this staff report, and the evidence and testimony submitted at the public hearing, the Board must determine:
- Did the residential use (second dwelling unit in the main structure) exist on the property in 1971?
- If yes to question 1, did this use of the property continue to the present day?

If the Board answers yes to both questions, then the Board would concur with the applicant, and the approval of such motion would overturn staff's decision.

If the Board answers no to any of the two questions listed above, then an approval of such a motion would affirm staff's decision.