

20-APPEAL-0004

1517 Crums Lane



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator
September 14, 2020**

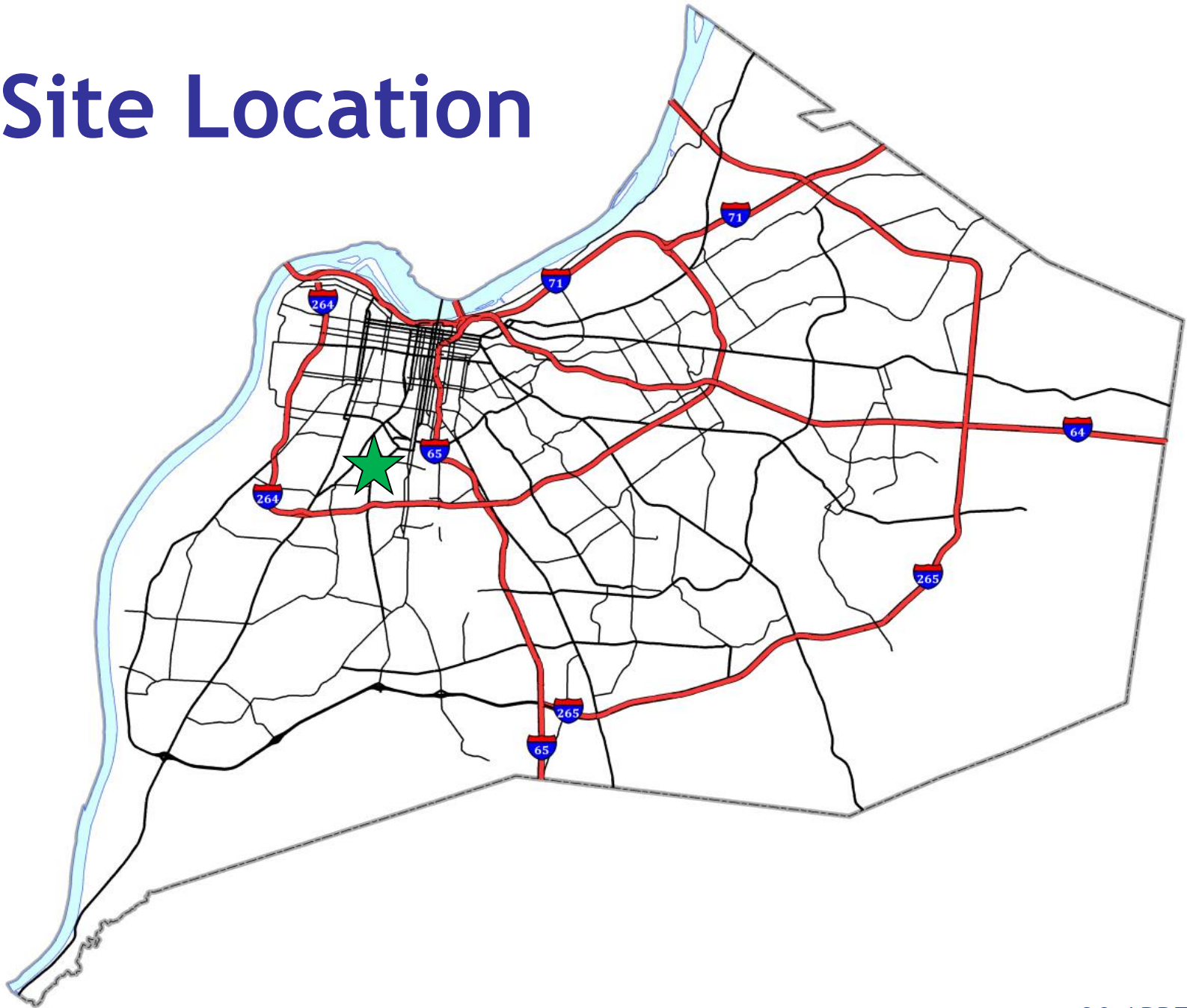
Request(s)

- Appeal of an administrative decision regarding nonconforming rights

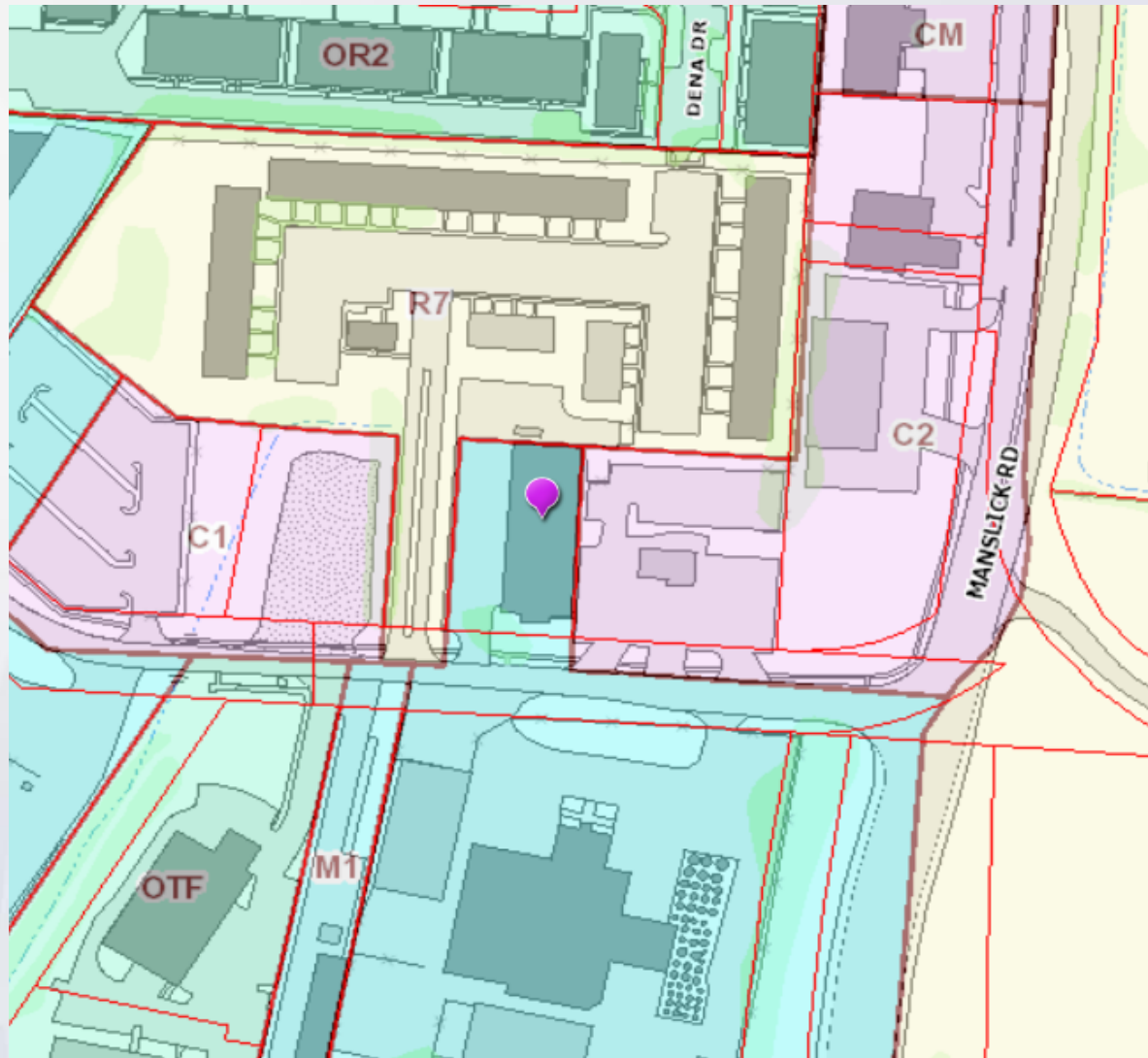
Case Summary/Background

- Staff concluded that the property does not have nonconforming rights for a medical clinic and submitted a letter to the Appellant stating that decision on July 17, 2020.
- The Appellant submitted documentation concluding that there was a medical clinic present in 1986, and it remained as such for over 30 years.

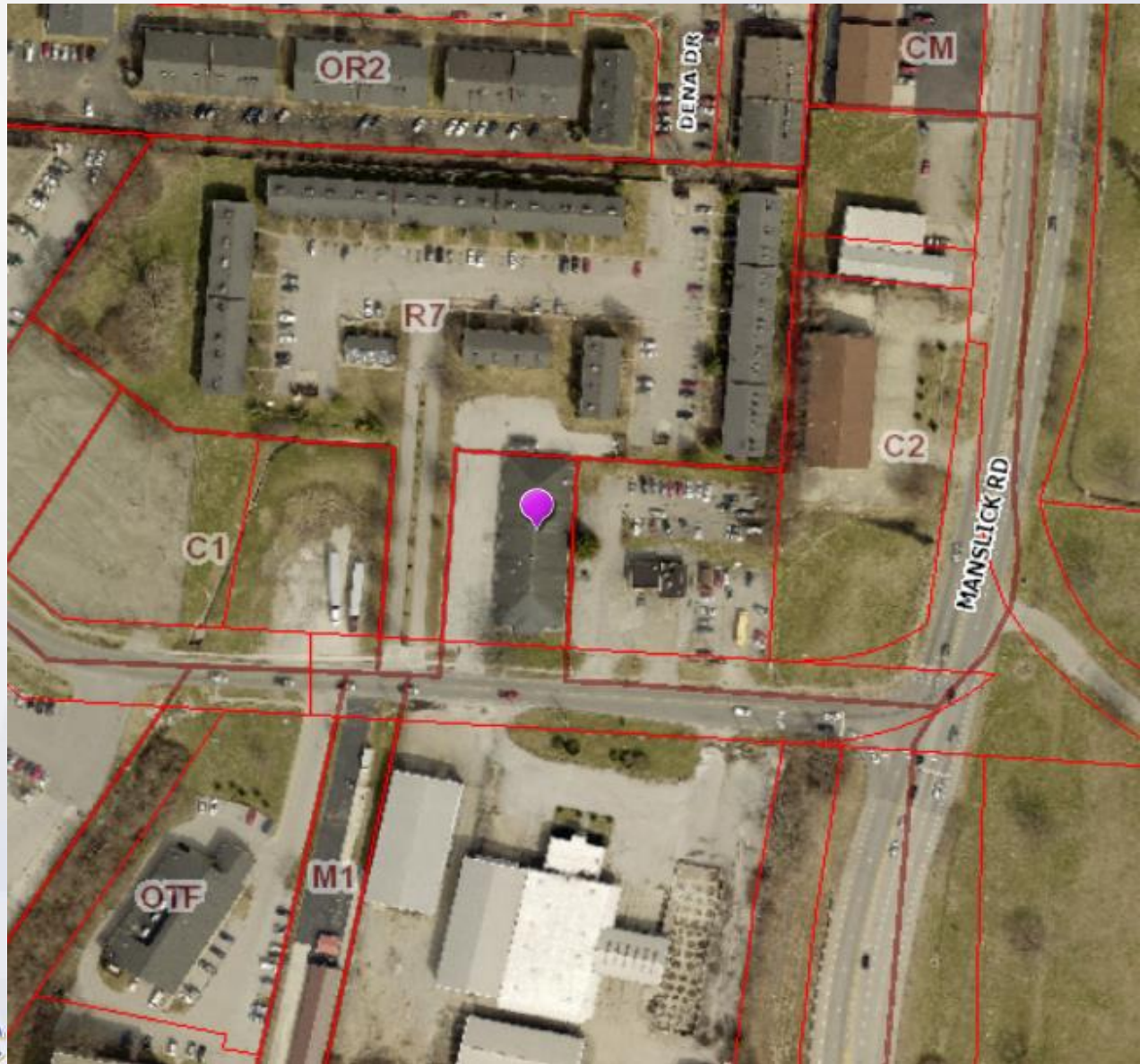
Site Location



Zoning/Form Districts



Aerial Photo/Land Use





Existing Parking Area



Across the Street



Existing Strucutre



Existing Structure



Staff Findings

Staff did not have sufficient information in the review of the nonconforming rights case that a medical clinic existed on the property in 1971.

Required Actions

The Board must determine:

1. Did a medical clinic exist on the property in 1971?
2. 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.