

20-APPEAL-0009

2601 West Chestnut Street



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

**Jon E. Crumbie, Planning & Design Coordinator
March 1, 2021**

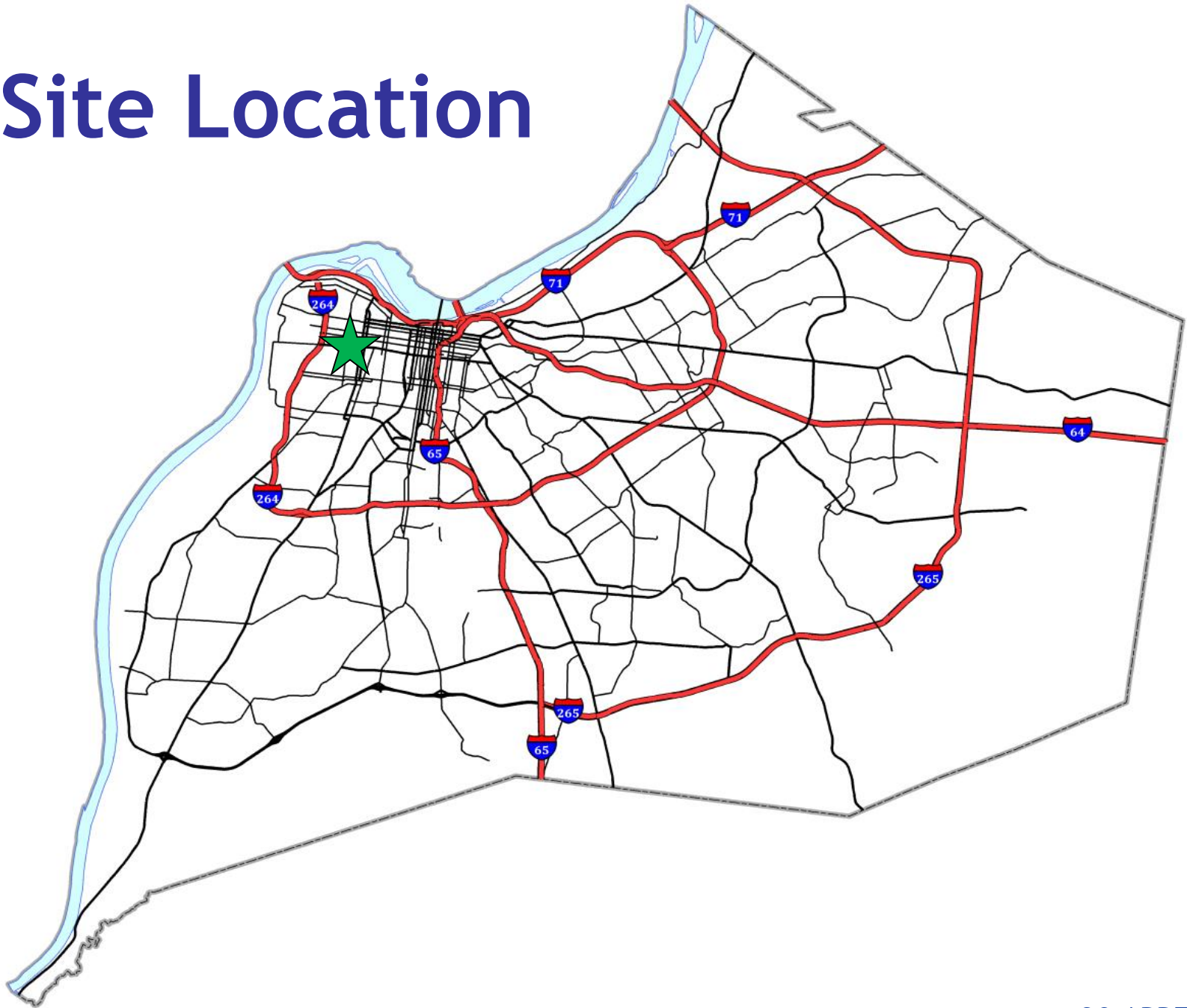
Request(s)

- Appeal of an administrative decision regarding nonconforming rights

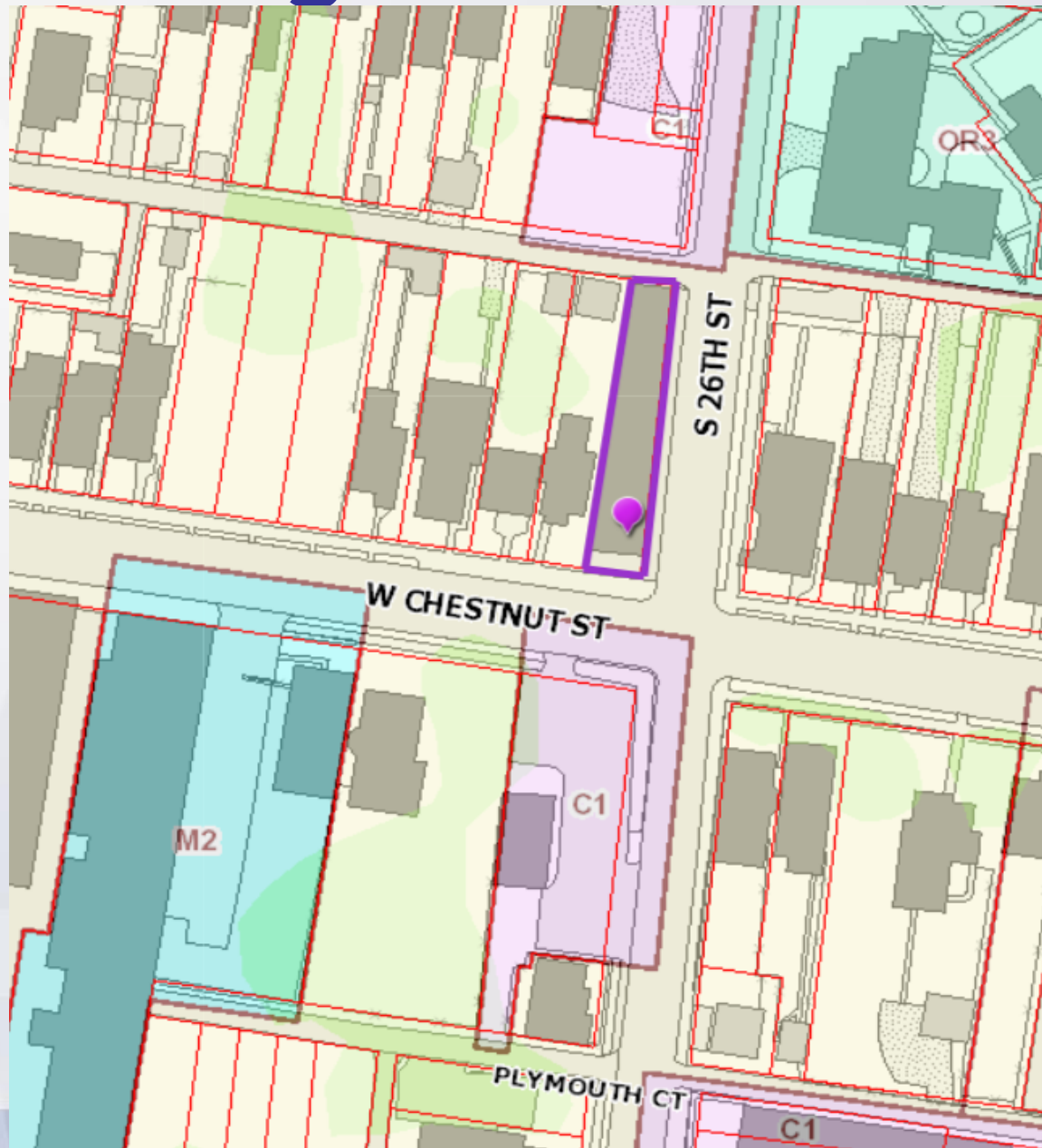
Case Summary/Background

- The Appellant submitted information with the appeal application to support their basis of appeal concluding that six residential units do not exist in the rear portion of the building.
- It should be noted that the Appellant is a third party and is not the property owner and does not represent the property owner.

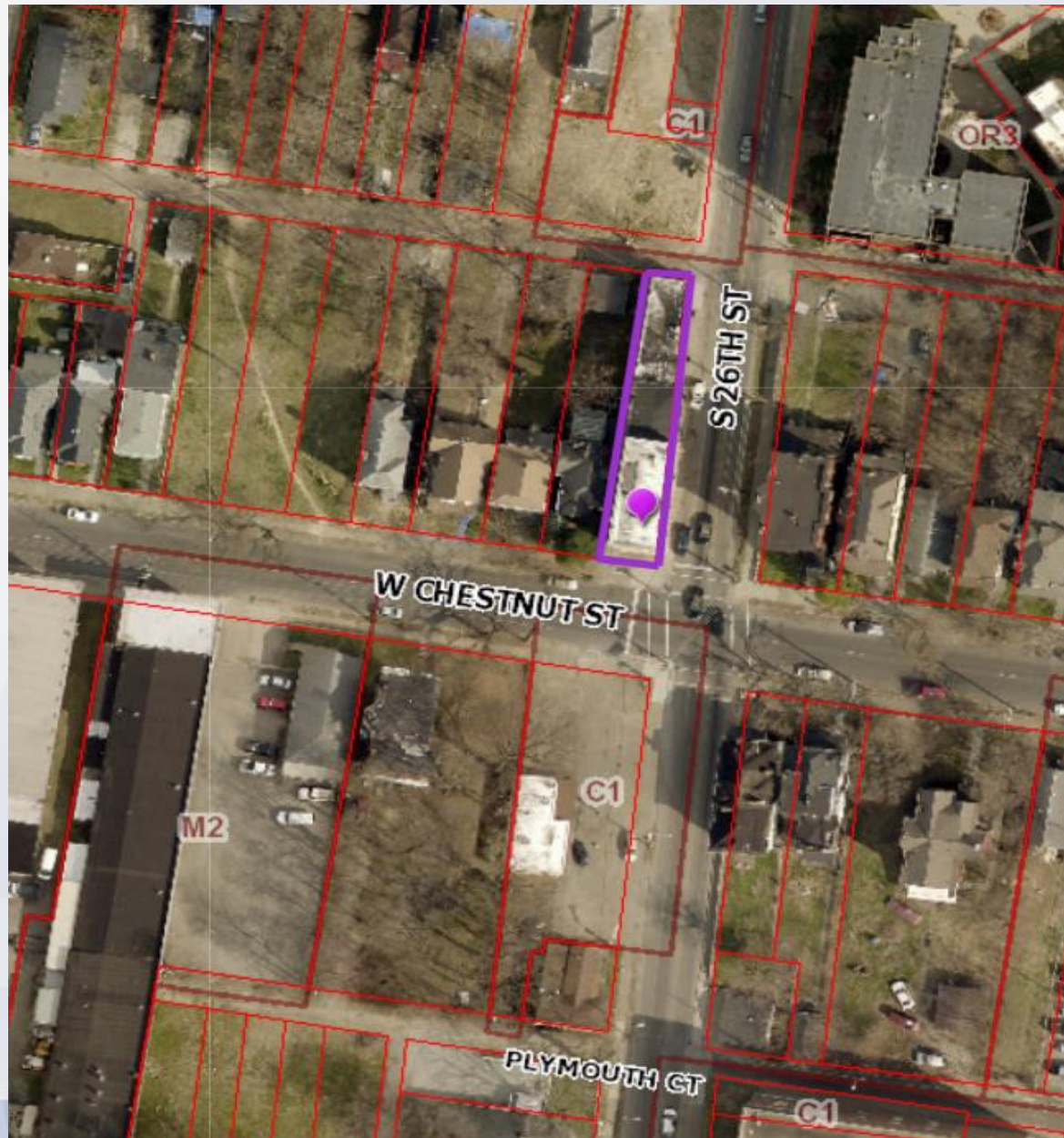
Site Location



Zoning/Form Districts



Aerial Photo/Land Use





Rear Portion of Building

February 1, 2021 at 12:39:53 PM



Rear Portion of Building

February 1, 2021 at 12:39:56 PM



Alley at Rear

February 1, 2021 at 12:40:14 PM



Rear of Building



Staff Findings

- The residential multi-family uses have been in effect since 1971 and staff has inspected the building for a prior case and observed residential units.
- The Appellant has not submitted additional information to change staff's previous conclusion. Therefore, staff believes that the original decision was correct.

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:

1. Did a residential multi-family use with six residential units exist in the rear building in 1971?
 2. If yes to question 1, did this use of the property continue to the present day?
- If the Board answers no to any of the two questions listed above, then an approval of such a motion would overturn staff's decision.
 - If the Board answers yes to the two questions, then the Board would concur with the staff, and the approval of such motion would affirm staff's decision.