



OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

YU "EMILY" LIU, AICP
DIRECTOR

January 3, 2019

Jon Wall
Clay St. Properties
2709 Lamont Road
Louisville, KY 40205

Re: 18NONCONFORM1025
701 E. Kentucky Street
Louisville, Kentucky 40203

This letter will serve notice that nonconforming use rights for a 2nd floor dwelling, two-family (duplex) have been established for the property known as 701 E Kentucky Street. The subject property lies within the UN Urban Neighborhood zoning district, which does not permit two family dwellings. This decision is based upon information provided in the application and Develop Louisville files.

Nonconforming use rights for a package liquor store on the 1st floor (no on-site alcohol consumption allowed) were established for this property under this case number on October 24, 2018. Additionally, a change in nonconforming use rights from a package liquor store to a convenience grocery store was approved by the Board of Zoning Adjustments on December 3, 2018 under case number 18NONCONFORM1032. The applicant has stated that the 3rd floor of this property is non-habitable and will be used for storage purposes.

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

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

Staff's conclusion regarding the 2nd floor use can be appealed 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,

A handwritten signature in black ink, appearing to read "Chris French".
Chris French
Planning & Design Supervisor

LOUISVILLE FORWARD

www.louisvilleky.gov

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