# CAPTION: STATE V. STEVENS

**09-22-23**

APPEAL NO.: C-220494

TRIAL NO.: 20CRB-526

KEY WORDS: ZONING VIOLATION – NONCONFORMING USE – MUNICIPAL

SUMMARY:

The trial court did not err in convicting defendant of failing to discontinue using his property as a contractor’s storage lot where defendant failed to meet his burden of proof in showing that a contractor’s lot was a nonconforming use.

There was sufficient evidence to demonstrate that defendant was a person in control of the property because he held himself out as the person responsible in the upkeep of the property and able to make repairs.

A typographical error in the complaint did not rise to a constitutional violation.

JUDGMENT: AFFIRMED

JUDGES: OPINION by KINSLEY, J.; CROUSE, P.J., and BERGERON, J., CONCUR.