

# Zoning Case Information Sheet

**Case No:** ENF-ZON-21-000457  
**Case Status:** Open  
**Location:** 1319 TILE FACTORY LN, LOUISVILLE, KY 40213  
**Owner:** US Express LLC  
4003 Bradford Pear Court  
Louisville, KY 40218

**Open Date:** 05/25/2021  
**Site Visits:** 7

<u>Record</u>	<u>Charged</u>	<u>Payments</u>	<u>Balance</u>
ENF-ZON-21-000457-3	\$3,000.00	\$3,000.00	\$0.00
ENF-ZON-21-000457-7	\$2,000.00	\$0.00	\$2,000.00
	<b>\$5,000.00</b>	<b>\$3,000.00</b>	<b>\$2,000.00</b>

**Site Visit:** ENF-ZON-21-000457-7      **INSP RESULT:** Citation      **Date:** 08/25/2022      **\$2,000.00**

**Occupancy Status:** Occupied Structure

BE-001 Noncompliance with a Binding Element or Condition of Approval:

**-BE\_001- -Noncompliance with a Binding Element or Condition of Approval- -The terms of an approved development plan and Binding elements or conditions of Approval are not being met on The subject property. All construction must be conducted in accordance with The approved plan and Binding elements or conditions of approval.**

**STATUS:** Citation  
**Responsibility:**

**Origination Date:**

**Due Date:**

**Site Visit:** ENF-ZON-21-000457-5      **INSP RESULT:** Closed      **Date:** 03/23/2022      **\$0.00**

**Occupancy Status:** --Select--

The owner has hired new engineers and they were unaware of notes being sent in Dec. They are going to set up a meeting to get everyone on the same page.

**Site Visit:** ENF-ZON-21-000457-3      **INSP RESULT:** Citation      **Date:** 07/22/2021      **\$3,000.00**

**Occupancy Status:** --Select--

BE-001 Noncompliance with a Binding Element or Condition of Approval:

**Site Visit:** ENF-ZON-21-000457-1      **INSP RESULT:** Violation Notice      **Date:** 05/25/2021      **\$0.00**

**Occupancy Status:** --Select--

Owner needs to get an approved landscape plan.

Site Visit: ENF-ZON-21-000457-8      INSP RESULT: Scheduled      Date:      \$0.00  
Occupancy Status: Occupied Structure

**-BE\_001- -Noncompliance with a Binding Element or Condition of Approval- -The terms of an approved development plan and Binding elements or conditions of Approval are not being met on The subject property. All construction must be conducted in accordance with The approved plan and Binding elements or conditions of approval.**

**STATUS: Citation      Origination Date:      Due Date:**  
**Responsibility:**

Site Visit: ENF-ZON-21-000457-6      INSP RESULT: Hold      Date: 08/16/2022      \$0.00  
Occupancy Status: --Select--  
Landscaping is not installed personnel change in Mindell Scott see comments.

Site Visit: ENF-ZON-21-000457-4      INSP RESULT: Hold      Date: 10/06/2021      \$0.00  
Occupancy Status: --Select--  
Hearing inspection pics in documents.

Site Visit: ENF-ZON-21-000457-2      INSP RESULT: Scheduled      Date:      \$0.00  
Occupancy Status: --Select--

<u>Type</u>	<u>DATE</u>	<u>USER</u>
Site Visit-ENF-ZON-21-000457-3 ENF-ZON-21-000457-3 - <i>Paid \$3000.00 Visa from Ruslan R Musayev, 4003 Bradford Pear Court, Louisville, KY 40218, front counter payment</i>	09/09/2022	PWHEELER
Record-ENF-ZON-21-000457 <i>I received a proposed plan from Mindel Scott which requires purchasing a portion of property from Churchill Downs and using a portion of the rear of the residential property to satisfy the requirements. The proposed plan is in documents.</i>	09/09/2022	JMULLARKEY
Site Visit-ENF-ZON-21-000457-7 <i>BE-001 Noncompliance with a Binding Element or Condition of Approval:</i>	08/25/2022	JMULLARKEY
Record-ENF-ZON-21-000457 <i>Nima Mahmoodi is no longer with Mindell Scott and Nathan is now handling the landscape plan. They are trying to get right of way from Churchill to satisfy landscape requirements and keep maneuverability of trucks to a maximum.</i>	08/16/2022	JMULLARKEY
<i>Nathan Wright, PLA, ASLA Director of Planning &amp; Landscape Architecture NWright@MindelScott.com 5151 Jefferson Boulevard Louisville, KY 40219 502-485-1508   Ext: 123</i>		
Site Visit-ENF-ZON-21-000457-6 <i>Landscaping is not installed personnel change in Mindell Scott see comments.</i>	08/16/2022	JMULLARKEY
Record-ENF-ZON-21-000457 <i>owner-Bakhtiyer Musayev &lt;allstatetruckingllc@gmail.com</i>	03/23/2022	JMULLARKEY
Record-ENF-ZON-21-000457 <i>The new engineer for the landscape and road widening:</i>	03/23/2022	JMULLARKEY
<i>Nima Mahmoodi Project Engineer NMahmoodi@MindelScott.com 5151 Jefferson Boulevard Louisville, KY 40219 502-485-1508   Ext. 122</i>		
<i>www.MindelScott.com</i>		
Site Visit-ENF-ZON-21-000457-5 <i>The owner has hired new engineers and they were unaware of notes being sent in Dec. They are going to set up a meeting to get everyone on the same page.</i>	03/23/2022	JMULLARKEY
Record-ENF-ZON-21-000457 <i>Appeal of Binding Element Citation 10/7/21 to the Planning Commission. Fine upheld and increased to \$3000 with continued zoning enforcement monitoring for total compliance.</i>	10/07/2021	MWILCHER
Site Visit-ENF-ZON-21-000457-4 <i>Hearing inspection pics in documents.</i>	10/06/2021	JMULLARKEY
Site Visit-ENF-ZON-21-000457-2 <i>Officer skipped this site visit record in error. No inspection under this inspection.</i>	09/02/2021	JHABERMAN
Record-ENF-ZON-21-000457 <i>Appeal of Binding Element Citation scheduled for Planning Commission 9/16/21</i>	09/02/2021	MWILCHER
Record-ENF-ZON-21-000457 <i>Appeal of Binding Element Citation received 08-06-2021</i>	08/06/2021	JAMATTINGLY
Record-ENF-ZON-21-000457 <i>I spoke to Aaron Arnold (270) 780-9445 who will contact Sherie Long and get the revised landscape plan . They have removed trees that were supposed to be preserved and expanded the concrete beyond what was approved.</i>	07/29/2021	JMULLARKEY
Site Visit-ENF-ZON-21-000457-3 <i>BE-001 Noncompliance with a Binding Element or Condition of Approval:</i>	07/22/2021	JMULLARKEY
Record-ENF-ZON-21-000457 <i>I called 553-0266 for Nick to advise to call Elizabeth Stuber at 574-3875 regarding the road expansion binding element. Public works will be handling that. The message said number was not available. No VM.</i>	05/26/2021	JMULLARKEY
Site Visit-ENF-ZON-21-000457-1 <i>Owner needs to get an approved landscape plan.</i>	05/26/2021	JMULLARKEY
Site Visit-ENF-ZON-21-000457-1	05/25/2021	JMULLARKEY

*I spoke to the owner who said his name was Nick 553-0266 and advised of possible landscape and BE violations. I told him I would follow up with him as soon as I had more info. His office is at 1330 Tile Factory.*

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