



# Louisville-Jefferson County Metro Government

## DEPARTMENT OF CODES AND REGULATIONS

### PROPERTY MAINTENANCE DIVISION

444 S. 5TH STREET, SUITE 200

LOUISVILLE, KENTUCKY 40202

Phone: (502)574-2508 Website: <https://louisvilleky.gov/government/codes-regulations/zoning-enforcement>

Case: ENF-ZON-26-000142-1-937117849

Date of Report: 2/4/2026

Page 1 of 4

#### Property Owner

OSMAN SUFI

3004 CLEVELAND BLVD

LOUISVILLE, KY 40206-1310

### CITATION - LOUISVILLE METRO CODE OF ORDINANCES

Case Number: ENF-ZON-26-000142-1

Fine Amount: \$125.00

Subject Property: 3004 CLEVELAND BLVD

Inspection Date/Time: 2/4/2026 4:00:00PM

Following receipt of a complaint, your property was inspected by a Louisville Metro Code Enforcement Officer. As observed during the inspection and/or discovered through subsequent investigation, a violation(s) exists that requires your immediate attention.

You must immediately stop using this property in violation of the Louisville Metro Code of Ordinances. You may contact the Department of Codes and Regulations to determine what steps must be taken to remedy the violation(s) noted below. Failure to comply with this Citation may result in additional Citations or referral to District Court. Any person or entity that violates a provision of the Louisville Metro Code of Ordinances described in this letter can be fined for each violation. Each day of violation constitutes a separate offense.

Your property will be re-inspected at a later date to determine compliance.

Alicia Pedreira

Inspector

502-424-2342

[Alicia.Pedreira@louisvilleky.gov](mailto:Alicia.Pedreira@louisvilleky.gov)

**Violations:**

---



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#### ST\_002 Short Term Rental: Non-Compliance With Registration

**Inspector Violation Comments:** Short Term Rental properties must fulfill all the requirements of their Short Term Rental Registration. Evidence has been obtained which confirms that this property is in violation of its Short Term Rental Registration, specifically Requirement #1: "The dwelling shall be limited to a single short term rental contract at a time of less than 30 days."

If you have questions about this requirement, please contact the Office of Planning (502-574-6230).

The terms of an approved Short Term Rental Registration are not being met. (Louisville Metro Code of Ordinances, Sections 115.515 through 115.521)?

Subject violation(s) must be brought into compliance to avoid fines and enforcement action.



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### Your property will be re-inspected following the due date(s) of your violation(s).

#### To pay the fine:

- To pay by phone (by credit/debit card only): Call (502) 574-3430.
- To pay by mail (by check or money order only): Make payable to "Louisville Metro Government" and send to Accounts Receivable, 611 W Jefferson St, 1st Floor, Louisville, KY 40202. Please attach a copy of this Citation and note the case number on the check/money order.
- To pay in person (by cash, check, money order, or credit/debit card): Go to the Office of Management and Budget at 611 W Jefferson St, Louisville, KY 40202. Please bring a copy of this Citation.

#### If you do not fix your property and pay your fine...

- **You will be limited in what you can do with your property:** Louisville Metro will file a lien. The lien gives the creditor - Louisville Metro - certain rights in your property until the debt is paid. You may not be able to sell the property, adjust your mortgage, or take out a home-equity loan with an unpaid lien. Additionally, Louisville Metro would be able to foreclose on your property to enforce its lien.
- **You will pay \$153.19 more:** If you do not pay within a year, you will owe \$278.19: \$125.00 from your original fine + \$153.19 in interest (at 18% annually), lien filing charges, and administrative fees. Finally, if you do not fix your violations on time, you may be fined up to \$1,000 a day per violation.

**You may be summoned to court.**

#### If you disagree with the violation(s)...

You have the right to appeal this matter to the Code Enforcement Board by submitting the enclosed Appeal Hearing Request form within seven (7) days of your receipt of this notice. This appeal form must be sent to: Department of Codes and Regulations, 444 S. 5th Street, Suite 200, Louisville, KY 40202.

If you do not appeal this notice within seven (7) days, it will be considered a final order and you waive any right to a hearing before the code enforcement board or hearing officer to contest the citation and the determination that a violation was committed shall be final, and the alleged violator shall be deemed to have waived the right to appeal the final order to District Court.



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**For properties owned by an entity such as an LLC, corporation, trust, etc., the entity must be represented by an attorney licensed in Kentucky.** This prohibition includes appointed executors, trustees, beneficiaries, powers of attorney, guardians and estate administrators. In addition, nothing stated within this Appeal Hearing Request will be considered by the Board without the endorsement of your attorney prior to any hearing.

**COMPLIANCE DOES NOT WAIVE THE PENALTY**

2/4/2026

Address of Property: 3004 CLEVELAND BLVD

Violation to be Appealed: \_\_\_\_\_

REASON FOR APPEAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**All Requests for Appeal must be submitted within 7 days of the Citation Notice.**

**Mail your request for appeal to:**

Director, Department of Codes and Regulations

Attention: Property Maintenance Division

444 S. 5th St., Suite 200

Louisville, Kentucky 40202

Phone: (502) 574-8164

<http://www.louisvilleky.gov/government/codes-regulations/code-enforcement-board>

**OFFICE USE ONLY - PostMarked Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Mail Code:**Citation **Inspection #:** 1  
**Insp. Date:** **Penalty Amount \$:** 125.00 **CEO:** APEDREIRA **Initials:**\_\_\_\_\_ **Appeal - Pending/Denied**



# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)297-2994 Email: Michele.Benzing@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-3-936576452

Page 1 of 7

4/14/2025

#### Property Owner:

SUFI, OSMAN  
3004 CLEVELAND BLVD  
LOUISVILLE, KY 40206-1310

Location: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

Parcel: 088E01830000

## CIVIL PENALTY CITATION

### PLEASE FIX YOUR PROPERTY AND PAY YOUR FINE

Dear Property Owner,

I inspected your property at 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206 and issued this Civil Penalty Citation on April 14, 2025 at 10:32 am after finding the property to be in violation of Chapter 156 of Louisville Metro's Property Maintenance Code.

You must now do two things:

- (1) **pay your fine** by Wednesday, May 14, 2025 and
- (2) **correct your violation(s)** by the due date(s) indicated on the following pages to prevent additional fines.

**Fine:** \$700.00

**To pay with your credit or debit card:** call (502) 574-3430 right now

You can also mail a check or money order payable to "Louisville Metro Government" to:

Accounts Receivable  
Attention: Citation Letter Case # ENF-PMNT-25-001269-3  
611 W Jefferson Street, 1st Floor  
Louisville, KY 40202

Credit or Debit payments by mail must complete information below and submit with payment.



# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)297-2994 Email: Michele.Benzing@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-3-936576452

Page 2 of 7

CASE NUMBER: ENF-PMNT-25-001269-3

OWNER:Osman Sufi

Amount Due : \$700.00

LOCATION: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

#### IF PAYING BY VISA, MASTERCARD OR DISCOVER, FILL OUT BELOW

Card Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Case Number: ENF-PMNT-25-001269-3
Print Name that appears on card				
Signature		Amount	\$700.00	
Card Number				
Exp Date		3 digit security code (back of card)		

To pay in person, please visit our office at the address listed above (cash is accepted). You have the right to appeal your citation. Please see the following page for more information.

To discuss your violations, please call me at: (502)297-2994

Michele Benzing

Inspector

(502)297-2994

Michele.Benzing@louisvilleky.gov

*A citation in the amount listed above has been assessed against the owner of the above mentioned property for the existence of violation(s) of the codified ordinances in Chapter 155 and/or Chapter 156 and/or Chapter 32 of the Louisville Metro Code of Ordinances. The facts constituting the offense are listed on the attached page(s).*

*If you are not the owner of this property, you have been sent a copy of this notice as an interested party.*



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**If you do not fix your property and pay your fine...**

- **You will be limited in what you can do with your property:** Louisville Metro will file a lien. The lien gives the creditor - Louisville Metro - certain rights in your property until the debt is paid. You may not be able to sell the property, adjust your mortgage, or take out a home-equity loan with an unpaid lien. Additionally, Louisville Metro would be able to foreclose on your property to enforce its lien.
- **You will pay \$358.46 more:** If you do not pay within a year, you will owe \$1,058.46: \$700.00 from your original fine + \$358.46 in interest (at 18% annually), lien filing charges, and administrative fees. Finally, if you do not fix your violations on time, you may be fined up to \$1,000 a day per violation.
- **You may be summoned to court.**

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If you do not appeal this notice within seven (7) days, it will be considered a final order and you waive any right to a hearing before the code enforcement board or hearing officer to contest the citation and the determination that a violation was committed shall be final, and the alleged violator shall be deemed to have waived the right to appeal the final order to District Court.



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## Violations

### 02A - CLEANING [156.052-D/156.055-A/156.052-K]

Citation

Inspector Comments: Cut all grass/weeds/non-cultivated overgrowth and maintain at or below 10 inches, including fence lines

Responsible: Owner

Subject violation needs to be in compliance on or before April 21, 2025 to avoid additional fines and court action.

#### Current Examples:



### 05A - ILLEGALLY PARKED/ABANDONED VEH [156.052-I, J]

No Compliance

Inspector Comments: All vehicles on the property must be licensed, readily operable, and parked on a continuous hard durable surface at all times. Significant rutting in the front yard, indicates vehicles continue to drive and park on the grass

Responsible: Owner

Subject violation needs to be in compliance on or before April 28, 2025 to avoid additional fines and court action.

#### Current Examples:



### X19 - EXTERIOR SURFACE(S)/SUPPORT MEMBERS/ FOUNDATION WALLS [156.053-B, D, E, F, K, L] No Compliance

Inspector Comments: Scrape all chipping peeling paint from all exterior surfaces, repair/replace damaged siding.

Responsible: Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.



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Page 5 of 7

#### Current Examples:



#### **X40 - PORCH/BALCONY [156.053-B,K, 156.053-M]**

**No Compliance**

**Inspector Comments:** Scrape all chipping peeling paint from Front porch ceiling and ensure all exposed wood is properly protected from the elements (paint or wrapping). Be cognizant of the potential presence of lead paint

**Responsible:** Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.

#### Current Examples:



#### **X47 - PROPERTY WATER DRAINAGE/ STAGNANT WATER [156.052-B]**

**No Compliance**

**Inspector Comments:** Grade and level yard and easement to eliminate ruts and pooling of water as a result of driving and parking on these surfaces

**Responsible:** Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.

#### Current Examples:





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Page 6 of 7

X57 - STAIR/FIRE ESCAPE [156.053-K,M]? {K}

No Compliance

Inspector Comments: Repair the loose hand railings, each side, leading to the front door

Responsible: Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.

#### Current Examples:





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COMPLIANCE DOES NOT WAIVE THE PENALTY

4/14/2025

Address of Property: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

Violation to be Appealed: \_\_\_\_\_

REASON FOR APPEAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

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Mail your request for appeal to:

Director, Department of Codes and Regulations

Attention: Property Maintenance Division

444 S. 5th St., Suite 200

Louisville, Kentucky 40202

Phone: (502) 574-8164

http://www.louisvilleky.gov/government/codes-regulations/code-enforcement-board

OFFICE USE ONLY - PostMarked Date: \_\_\_/\_\_\_/\_\_\_ Mail Code: Citation Inspection #: 3  
Insp. Date: 04/14/2025 Penalty Amount \$: 700.00 CEO: MBENZING Initials: \_\_\_\_\_ Appeal - Pending/Denied



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Case Number: ENF-PMNT-25-001269-3-8005061711

Page 1 of 7

4/14/2025

**Property Owner:**  
OSMAN SUFI  
5811 HILLWOOD DR  
LOUISVILLE, KY 40119

**Owner:**  
SUFU OSMAN  
3004 CLEVELAND BLVD  
LOUISVILLE, KY 40206-1310

**Location:** 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

**Parcel:** 088E01830000

**CIVIL PENALTY CITATION**

**PLEASE FIX YOUR PROPERTY AND PAY YOUR FINE**

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CASE NUMBER: ENF-PMNT-25-001269-3 OWNER:Osman Sufi

Amount Due : \$700.00

LOCATION: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

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Card Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Case Number: ENF-PMNT-25-001269-3
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No Compliance

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#### Current Examples:





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Property Maintenance Division

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REASON FOR APPEAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

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Director, Department of Codes and Regulations

Attention: Property Maintenance Division

444 S. 5th St., Suite 200

Louisville, Kentucky 40202

Phone: (502) 574-8164

http://www.louisvilleky.gov/government/codes-regulations/code-enforcement-board

OFFICE USE ONLY - PostMarked Date: \_\_\_/\_\_\_/\_\_\_ Mail Code: Citation Inspection #: 3  
Insp. Date: 04/14/2025 Penalty Amount \$: 700.00 CEO: MBENZING Initials: \_\_\_\_\_ Appeal - Pending/Denied



# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)297-2994 Email: Michele.Benzing@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-1-936540081

Page 1 of 7

2/5/2025

#### Property Owner:

SUFI, OSMAN  
3004 CLEVELAND BLVD  
LOUISVILLE, KY 40206-1310

Location: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

Parcel: 088E01830000

## CIVIL PENALTY CITATION

### PLEASE FIX YOUR PROPERTY AND PAY YOUR FINE

Dear Property Owner,

I inspected your property at 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206 and issued this Civil Penalty Citation on February 5, 2025 at 2:51 pm after finding the property to be in violation of Chapter 156 of Louisville Metro's Property Maintenance Code.

You must now do two things:

- (1) **pay your fine** by Friday, March 7, 2025 and
- (2) **correct your violation(s)** by the due date(s) indicated on the following pages to prevent additional fines.

**Fine:** \$200.00

**To pay with your credit or debit card:** call (502) 574-3430 right now

You can also mail a check or money order payable to "Louisville Metro Government" to:

Accounts Receivable  
Attention: Citation Letter Case # ENF-PMNT-25-001269-1  
611 W Jefferson Street, 1st Floor  
Louisville, KY 40202

Credit or Debit payments by mail must complete information below and submit with payment.



**Louisville-Jefferson County Metro Government**

**Department of Codes & Regulations**

**Property Maintenance Division**

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)297-2994 Email: Michele.Benzing@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-1-936540081

Page 2 of 7

CASE NUMBER: ENF-PMNT-25-001269-1 OWNER:Osman Sufi

Amount Due : \$200.00

LOCATION: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

**IF PAYING BY VISA, MASTERCARD OR DISCOVER, FILL OUT BELOW**

Card Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Case Number: ENF-PMNT-25-001269-1
Print Name that appears on card				
Signature		Amount	\$200.00	
Card Number				
Exp Date		3 digit security code (back of card)		

To pay in person, please visit our office at the address listed above (cash is accepted). You have the right to appeal your citation. Please see the following page for more information.

To discuss your violations, please call me at: (502)297-2994

Michele Benzing

Inspector

(502)297-2994

Michele.Benzing@louisvilleky.gov

*A citation in the amount listed above has been assessed against the owner of the above mentioned property for the existence of violation(s) of the codified ordinances in Chapter 155 and/or Chapter 156 and/or Chapter 32 of the Louisville Metro Code of Ordinances. The facts constituting the offense are listed on the attached page(s).*

*If you are not the owner of this property, you have been sent a copy of this notice as an interested party.*



## Louisville-Jefferson County Metro Government

### Department of Codes & Regulations

#### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)297-2994 Email: Michele.Benzing@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-1-936540081

Page 3 of 7

**Your property will be re-inspected following the due date(s) of your violation(s).**

**If you do not fix your property and pay your fine...**

- **You will be limited in what you can do with your property:** Louisville Metro will file a lien. The lien gives the creditor - Louisville Metro - certain rights in your property until the debt is paid. You may not be able to sell the property, adjust your mortgage, or take out a home-equity loan with an unpaid lien. Additionally, Louisville Metro would be able to foreclose on your property to enforce its lien.
- **You will pay \$179.96 more:** If you do not pay within a year, you will owe \$379.96: \$200.00 from your original fine + \$179.96 in interest (at 18% annually), lien filing charges, and administrative fees. Finally, if you do not fix your violations on time, you may be fined up to \$1,000 a day per violation.
- **You may be summoned to court.**

**If you disagree with the violation(s)...**

You have the right to appeal this matter to the Code Enforcement Board by submitting the enclosed Appeal Hearing Request form within seven (7) days of your receipt of this notice. This appeal form must be sent to: Department of Codes and Regulations, 444 S. 5th Street, Suite 200, Louisville, KY 40202.

If you do not appeal this notice within seven (7) days, it will be considered a final order and you waive any right to a hearing before the code enforcement board or hearing officer to contest the citation and the determination that a violation was committed shall be final, and the alleged violator shall be deemed to have waived the right to appeal the final order to District Court.



# Louisville-Jefferson County Metro Government

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### Property Maintenance Division

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Case Number: ENF-PMNT-25-001269-1-936540081

Page 4 of 7

## Violations

### 02A - CLEANING [156.052-D/156.055-A/156.052-K]

### Citation

Inspector Comments: Cut all grass/weeds/non-cultivated overgrowth and maintain at or below 10 inches, including fence lines. Remove and properly dispose of scattered trash and debris

Responsible: Owner

Subject violation needs to be in compliance on or before February 19, 2025 to avoid additional fines and court action.

### Current Examples:



### 05A - ILLEGALLY PARKED/ABANDONED VEH [156.052-I, J]

### Citation

Inspector Comments: All vehicles on the property must be licensed, readily operable, and parked on a continuous hard durable surface at all times.

Responsible: Owner

Subject violation needs to be in compliance on or before February 19, 2025 to avoid additional fines and court action.

### Current Examples:



### X19 - EXTERIOR SURFACE(S)/SUPPORT MEMBERS/ FOUNDATION WALLS [156.053-B, D, E, F, K, L] New Violation

Inspector Comments: Scrape all chipping peeling paint from all exterior surfaces, repair/replace damaged siding. Secure the opening in the foundation on the right side

Responsible: Owner

Subject violation needs to be in compliance on or before April 06, 2025 to avoid additional fines and court action.



# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)297-2994 Email: Michele.Benzing@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-1-936540081

Page 5 of 7

#### Current Examples:



#### **X40 - PORCH/BALCONY [156.053-B,K, 156.053-M]**

#### **New Violation**

**Inspector Comments:** Scrape all chipping peeling paint from Front porch ceiling and ensure all exposed wood is properly protected from the elements (paint or wrapping). Be cognizant of the potential presence of lead paint

**Responsible:** Owner

Subject violation needs to be in compliance on or before April 06, 2025 to avoid additional fines and court action.

#### Current Examples:



#### **X47 - PROPERTY WATER DRAINAGE/ STAGNANT WATER [156.052-B]**

#### **New Violation**

**Inspector Comments:** Grade and level yard and easement to eliminate ruts and pooling of water as a result of driving and parking on these surfaces

**Responsible:** Owner

Subject violation needs to be in compliance on or before April 06, 2025 to avoid additional fines and court action.

#### Current Examples:





# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)297-2994 Email: Michele.Benzing@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-1-936540081

Page 6 of 7

#### X57 - STAIR/FIRE ESCAPE [156.053-K,M]? {K}

New Violation

Inspector Comments: Repair the loose hand railings, each side, leading to the front door

Responsible: Owner

Subject violation needs to be in compliance on or before April 06, 2025 to avoid additional fines and court action.

#### Current Examples:





**Louisville-Jefferson County Metro Government**

**Department of Codes & Regulations**

**Property Maintenance Division**

444 S. 5th Street, Suite 200 - Louisville, KY 40202



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Case Number: ENF-PMNT-25-001269-1-936540081

Page 7 of 7

**Appeal Hearing Request**

By submitting this form, you are requesting a hearing before the Code Enforcement Board. You may only represent yourself at a hearing before the Board. You may not appear on behalf of any person other than yourself without an attorney. In addition, it will be mandatory that you or your attorney attend the hearing for the appeal to be heard. Failure to attend the hearing will result in the Code Official's action being upheld by the board.

**For properties owned by an entity such as an LLC, corporation, trust, etc., the entity must be represented by an attorney licensed in Kentucky.** This prohibition includes appointed executors, trustees, beneficiaries, powers of attorney, guardians and estate administrators. In addition, nothing stated within this Appeal Hearing Request will be considered by the Board without the endorsement of your attorney prior to any hearing.

**COMPLIANCE DOES NOT WAIVE THE PENALTY**

2/5/2025

**Address of Property:** 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

**Violation to be Appealed:** \_\_\_\_\_

**REASON FOR APPEAL:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

**Phone Number:** \_\_\_\_\_

*All Requests for Appeal must be submitted within 7 days of the Citation Notice.*

*Mail your request for appeal to:*

Director, Department of Codes and Regulations

Attention: Property Maintenance Division

444 S. 5th St., Suite 200

Louisville, Kentucky 40202

Phone: (502) 574-8164

<http://www.louisvilleky.gov/government/codes-regulations/code-enforcement-board>

<b>OFFICE USE ONLY - PostMarked Date:</b> ____/____/____ <b>Mail Code:</b> Citation <b>Inspection #:</b> 1 <b>Insp. Date:</b> 02/05/2025 <b>Penalty Amount \$:</b> 200.00 <b>CEO:</b> MBENZING <b>Initials:</b> _____ <b>Appeal - Pending/Denied</b>
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# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-936647746

Page 1 of 6

4/24/2025

**Property Owner:**

SUFI, OSMAN  
3004 CLEVELAND BLVD  
LOUISVILLE, KY 40206-1310

**Location:** 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

**Parcel:** 088E01830000

## CIVIL PENALTY CITATION

### PLEASE FIX YOUR PROPERTY AND PAY YOUR FINE

Dear Property Owner,

I inspected your property at 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206 and issued this Civil Penalty Citation on April 24, 2025 at 11:14 am after finding the property to be in violation of Chapter 156 of Louisville Metro's Property Maintenance Code.

You must now do two things:

- (1) **pay your fine** by Monday, May 26, 2025 and
- (2) **correct your violation(s)** by the due date(s) indicated on the following pages to prevent additional fines.

**Fine:** \$400.00

**To pay with your credit or debit card:** call (502) 574-3430 right now

You can also mail a check or money order payable to "Louisville Metro Government" to:

Accounts Receivable  
Attention: Citation Letter Case # ENF-PMNT-25-001269-4  
611 W Jefferson Street, 1st Floor  
Louisville, KY 40202

Credit or Debit payments by mail must complete information below and submit with payment.



Louisville-Jefferson County Metro Government

Department of Codes & Regulations

Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-936647746

Page 2 of 6

CASE NUMBER: ENF-PMNT-25-001269-4

OWNER:Osman Sufi

Amount Due : \$400.00

LOCATION: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

IF PAYING BY VISA, MASTERCARD OR DISCOVER, FILL OUT BELOW

Card Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Case Number: ENF-PMNT-25-001269-4
Print Name that appears on card				
Signature		Amount	\$400.00	
Card Number				
Exp Date		3 digit security code (back of card)		

To pay in person, please visit our office at the address listed above (cash is accepted). You have the right to appeal your citation. Please see the following page for more information.

To discuss your violations, please call me at: (502)773-8031

Donald Gentry

Inspector

(502)773-8031

Donald.Gentry@louisvilleky.gov

A citation in the amount listed above has been assessed against the owner of the above mentioned property for the existence of violation(s) of the codified ordinances in Chapter 155 and/or Chapter 156 and/or Chapter 32 of the Louisville Metro Code of Ordinances. The facts constituting the offense are listed on the attached page(s).

If you are not the owner of this property, you have been sent a copy of this notice as an interested party.



## Louisville-Jefferson County Metro Government

### Department of Codes & Regulations

#### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: [www.louisvilleky.gov/government/codes-regulations](http://www.louisvilleky.gov/government/codes-regulations)

Case Number: ENF-PMNT-25-001269-4-936647746

Page 3 of 6

**Your property will be re-inspected following the due date(s) of your violation(s).**

**If you do not fix your property and pay your fine...**

- **You will be limited in what you can do with your property:** Louisville Metro will file a lien. The lien gives the creditor - Louisville Metro - certain rights in your property until the debt is paid. You may not be able to sell the property, adjust your mortgage, or take out a home-equity loan with an unpaid lien. Additionally, Louisville Metro would be able to foreclose on your property to enforce its lien.
- **You will pay \$251.36 more:** If you do not pay within a year, you will owe \$651.36: \$400.00 from your original fine + \$251.36 in interest (at 18% annually), lien filing charges, and administrative fees. Finally, if you do not fix your violations on time, you may be fined up to \$1,000 a day per violation.
- **You may be summoned to court.**

**If you disagree with the violation(s)...**

You have the right to appeal this matter to the Code Enforcement Board by submitting the enclosed Appeal Hearing Request form within seven (7) days of your receipt of this notice. This appeal form must be sent to: Department of Codes and Regulations, 444 S. 5th Street, Suite 200, Louisville, KY 40202.

If you do not appeal this notice within seven (7) days, it will be considered a final order and you waive any right to a hearing before the code enforcement board or hearing officer to contest the citation and the determination that a violation was committed shall be final, and the alleged violator shall be deemed to have waived the right to appeal the final order to District Court.



# Louisville-Jefferson County Metro Government

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### Property Maintenance Division

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Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-936647746

Page 4 of 6

## Violations

### 02A - CLEANING [156.052-D/156.055-A/156.052-K]

No Compliance

Inspector Comments: Cut all grass/weeds/non-cultivated overgrowth and maintain at or below 10 inches, including fence lines

Responsible: Owner

Subject violation needs to be in compliance on or before May 01, 2025 to avoid additional fines and court action.

#### Current Examples:



### X19 - EXTERIOR SURFACE(S)/SUPPORT MEMBERS/ FOUNDATION WALLS [156.053-B, D, E, F, K, L] Not Due

Inspector Comments: Scrape all chipping peeling paint from all exterior surfaces, repair/replace damaged siding.

Responsible: Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.

### X40 - PORCH/BALCONY [156.053-B,K, 156.053-M]

Not Due

Inspector Comments: Scrape all chipping peeling paint from Front porch ceiling and ensure all exposed wood is properly protected from the elements (paint or wrapping). Be cognizant of the potential presence of lead paint

Responsible: Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.

### X47 - PROPERTY WATER DRAINAGE/ STAGNANT WATER [156.052-B]

No Compliance

Inspector Comments: Grade and level yard and easement to eliminate ruts and pooling of water as a result of driving and parking on these surfaces

Responsible: Owner

Subject violation needs to be in compliance on or before May 08, 2025 to avoid additional fines and court action.



# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-936647746

Page 5 of 6

#### Current Examples:



#### **X57 - STAIR/FIRE ESCAPE [156.053-K,M]? {K}**

**Not Due**

**Inspector Comments:** Repair the loose hand railings, each side, leading to the front door

**Responsible:** Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.



**Louisville-Jefferson County Metro Government**

**Department of Codes & Regulations**

**Property Maintenance Division**

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-936647746

Page 6 of 6

**Appeal Hearing Request**

By submitting this form, you are requesting a hearing before the Code Enforcement Board. You may only represent yourself at a hearing before the Board. You may not appear on behalf of any person other than yourself without an attorney. In addition, it will be mandatory that you or your attorney attend the hearing for the appeal to be heard. Failure to attend the hearing will result in the Code Official's action being upheld by the board.

**For properties owned by an entity such as an LLC, corporation, trust, etc., the entity must be represented by an attorney licensed in Kentucky.** This prohibition includes appointed executors, trustees, beneficiaries, powers of attorney, guardians and estate administrators. In addition, nothing stated within this Appeal Hearing Request will be considered by the Board without the endorsement of your attorney prior to any hearing.

**COMPLIANCE DOES NOT WAIVE THE PENALTY**

4/24/2025

**Address of Property:** 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

**Violation to be Appealed:** \_\_\_\_\_

**REASON FOR APPEAL:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

**Phone Number:** \_\_\_\_\_

*All Requests for Appeal must be submitted within 7 days of the Citation Notice.*

*Mail your request for appeal to:*

Director, Department of Codes and Regulations

Attention: Property Maintenance Division

444 S. 5th St., Suite 200

Louisville, Kentucky 40202

Phone: (502) 574-8164

<http://www.louisvilleky.gov/government/codes-regulations/code-enforcement-board>

**OFFICE USE ONLY - PostMarked Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Mail Code:** Citation **Inspection #:** 4  
**Insp. Date:** 04/24/2025 **Penalty Amount \$:** 400.00 **CEO:** DGENCY **Initials:** \_\_\_\_\_ **Appeal - Pending/Denied**



**Louisville-Jefferson County Metro Government**

**Department of Codes & Regulations**

**Property Maintenance Division**

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-8005061794

Page 1 of 6

4/24/2025

**Property Owner:**  
OSMAN SUFI  
5811 HILLWOOD DR  
LOUISVILLE, KY 40119

**Owner:**  
SUFU OSMAN  
3004 CLEVELAND BLVD  
LOUISVILLE, KY 40206-1310

**Location:** 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

**Parcel:** 088E01830000

**CIVIL PENALTY CITATION**

**PLEASE FIX YOUR PROPERTY AND PAY YOUR FINE**

Dear Property Owner,

I inspected your property at 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206 and issued this Civil Penalty Citation on April 24, 2025 at 11:14 am after finding the property to be in violation of Chapter 156 of Louisville Metro's Property Maintenance Code.

You must now do two things:

- (1) **pay your fine** by Monday, May 26, 2025 and
- (2) **correct your violation(s)** by the due date(s) indicated on the following pages to prevent additional fines.

**Fine:** \$400.00

**To pay with your credit or debit card:** call (502) 574-3430 right now

You can also mail a check or money order payable to "Louisville Metro Government" to:

Accounts Receivable  
Attention: Citation Letter Case # ENF-PMNT-25-001269-4  
611 W Jefferson Street, 1st Floor  
Louisville, KY 40202

Credit or Debit payments by mail must complete information below and submit with payment.



Louisville-Jefferson County Metro Government

Department of Codes & Regulations

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Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-8005061794

Page 2 of 6

CASE NUMBER: ENF-PMNT-25-001269-4 OWNER:Osman Sufi

Amount Due : \$400.00

LOCATION: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

IF PAYING BY VISA, MASTERCARD OR DISCOVER, FILL OUT BELOW

Card Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Case Number: ENF-PMNT-25-001269-4
Print Name that appears on card				
Signature		Amount	\$400.00	
Card Number				
Exp Date		3 digit security code (back of card)		

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To discuss your violations, please call me at: (502)773-8031

Donald Gentry

Inspector

(502)773-8031

Donald.Gentry@louisvilleky.gov

A citation in the amount listed above has been assessed against the owner of the above mentioned property for the existence of violation(s) of the codified ordinances in Chapter 155 and/or Chapter 156 and/or Chapter 32 of the Louisville Metro Code of Ordinances. The facts constituting the offense are listed on the attached page(s).

If you are not the owner of this property, you have been sent a copy of this notice as an interested party.



## Louisville-Jefferson County Metro Government

### Department of Codes & Regulations

#### Property Maintenance Division

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Case Number: ENF-PMNT-25-001269-4-8005061794

Page 3 of 6

**Your property will be re-inspected following the due date(s) of your violation(s).**

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- **You will be limited in what you can do with your property:** Louisville Metro will file a lien. The lien gives the creditor - Louisville Metro - certain rights in your property until the debt is paid. You may not be able to sell the property, adjust your mortgage, or take out a home-equity loan with an unpaid lien. Additionally, Louisville Metro would be able to foreclose on your property to enforce its lien.
- **You will pay \$251.36 more:** If you do not pay within a year, you will owe \$651.36: \$400.00 from your original fine + \$251.36 in interest (at 18% annually), lien filing charges, and administrative fees. Finally, if you do not fix your violations on time, you may be fined up to \$1,000 a day per violation.
- **You may be summoned to court.**

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# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-8005061794

Page 4 of 6

## Violations

### 02A - CLEANING [156.052-D/156.055-A/156.052-K]

No Compliance

Inspector Comments: Cut all grass/weeds/non-cultivated overgrowth and maintain at or below 10 inches, including fence lines

Responsible: Owner

Subject violation needs to be in compliance on or before May 01, 2025 to avoid additional fines and court action.

#### Current Examples:



### X19 - EXTERIOR SURFACE(S)/SUPPORT MEMBERS/ FOUNDATION WALLS [156.053-B, D, E, F, K, L] Not Due

Inspector Comments: Scrape all chipping peeling paint from all exterior surfaces, repair/replace damaged siding.

Responsible: Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.

### X40 - PORCH/BALCONY [156.053-B,K, 156.053-M]

Not Due

Inspector Comments: Scrape all chipping peeling paint from Front porch ceiling and ensure all exposed wood is properly protected from the elements (paint or wrapping). Be cognizant of the potential presence of lead paint

Responsible: Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.

### X47 - PROPERTY WATER DRAINAGE/ STAGNANT WATER [156.052-B]

No Compliance

Inspector Comments: Grade and level yard and easement to eliminate ruts and pooling of water as a result of driving and parking on these surfaces

Responsible: Owner

Subject violation needs to be in compliance on or before May 08, 2025 to avoid additional fines and court action.



# Louisville-Jefferson County Metro Government

## Department of Codes & Regulations

### Property Maintenance Division

444 S. 5th Street, Suite 200 - Louisville, KY 40202



Phone: (502)773-8031 Email: Donald.Gentry@louisvilleky.gov Web Site: www.louisvilleky.gov/government/codes-regulations

Case Number: ENF-PMNT-25-001269-4-8005061794

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#### Current Examples:



#### **X57 - STAIR/FIRE ESCAPE [156.053-K,M]? {K}**

**Not Due**

**Inspector Comments:** Repair the loose hand railings, each side, leading to the front door

**Responsible:** Owner

Subject violation needs to be in compliance on or before June 13, 2025 to avoid additional fines and court action.



Louisville-Jefferson County Metro Government

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Appeal Hearing Request

By submitting this form, you are requesting a hearing before the Code Enforcement Board. You may only represent yourself at a hearing before the Board. You may not appear on behalf of any person other than yourself without an attorney. In addition, it will be mandatory that you or your attorney attend the hearing for the appeal to be heard. Failure to attend the hearing will result in the Code Official's action being upheld by the board.

For properties owned by an entity such as an LLC, corporation, trust, etc., the entity must be represented by an attorney licensed in Kentucky. This prohibition includes appointed executors, trustees, beneficiaries, powers of attorney, guardians and estate administrators. In addition, nothing stated within this Appeal Hearing Request will be considered by the Board without the endorsement of your attorney prior to any hearing.

COMPLIANCE DOES NOT WAIVE THE PENALTY

4/24/2025

Address of Property: 3004 CLEVELAND BLVD, LOUISVILLE, KY 40206

Violation to be Appealed: \_\_\_\_\_

REASON FOR APPEAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

All Requests for Appeal must be submitted within 7 days of the Citation Notice.

Mail your request for appeal to:

Director, Department of Codes and Regulations

Attention: Property Maintenance Division

444 S. 5th St., Suite 200

Louisville, Kentucky 40202

Phone: (502) 574-8164

http://www.louisvilleky.gov/government/codes-regulations/code-enforcement-board

OFFICE USE ONLY - PostMarked Date: \_\_\_/\_\_\_/\_\_\_ Mail Code: Citation Inspection #: 4  
Insp. Date: 04/24/2025 Penalty Amount \$: 400.00 CEO: DGENCY Initials: \_\_\_\_\_ Appeal - Pending/Denied