



09/17/2020
5:00 PM.

Owner:

MSA Properties, LLC.
c/o G. William Lynch
215 Louis Coleman Jr. Drive
Louisville, KY. 40212

Subject Property: 215 Louis Coleman Jr. Drive
Zoning Enforcement Case: 16PM5248-PM-6
Inspection Date: 09/17/2020
Inspection Time: 11:27 AM.
Civil Fine: \$1,000.00

**ZONING ENFORCEMENT
CITATION – BINDING ELEMENT**

As observed during an inspection and/or discovered through subsequent investigation, a violation(s) exists that requires attention.

In accordance with Section 11.10.3 of the Land Development Code, Section 153.99 of Louisville Metro Code of Ordinances, and Sections 100.401 and 100.409 of Kentucky Revised Statutes (KRS), you are hereby subject to a civil fine of \$1,000.00. You must immediately stop using this property in violation of the Binding Elements that have been approved as part of the land use development plan associated with the subject property. Please contact the Office of Planning & Design Services to determine what steps must be taken to remedy the violation(s). Failure to comply with this Citation may result in additional citations and fines. Each day of violation constitutes a separate offense.

If you disagree with this Citation, you may file an appeal to the Planning Commission. Appeals must be filed within 14 days of the date of this Citation by submittal to the Office of Planning & Design Services. Please contact the Office of Planning & Design Services for more information concerning this process.

KRS Section 100.409

When a citation is issued, the person to whom the citation is issued shall respond to the citation within fourteen (14) days of the date the citation is issued by either paying the civil fine set forth in the citation or requesting, in writing, a hearing before the planning commission to contest the citation. If the person fails to respond to the citation within fourteen (14) days, the person shall be deemed to have waived the right to a hearing to contest the citation and the determination that a violation was committed shall be considered final. In this event, the planning commission shall enter a final order determining that the violation was committed and imposing the civil fine set forth in the citation.

Fines must be made payable to Louisville Metro Finance and hand delivered, or sent by mail, to the Office of Management & Budget, 611 West Jefferson Street, Louisville, Kentucky 40202.

Steven Bodner
Inspector / Zoning Enforcement Officer
(502) 773-2067
Steven.bodner@louisvilleky.gov

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

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BE_001 NONCOMPLIANCE WITH A BINDING ELEMENT

The terms of an approved development plan and binding elements are not being met at this location. All construction must be conducted in accordance with the approved plans and binding elements. You are hereby notified that you are in violation of Binding Element #1 in Docket #9-48-91, which stipulates the following:

1. The development will be in accordance with the approved district development plan. No further development will occur without prior approval from the Planning Commission.

Specific facts constituting the above referenced Binding Element include:

Property has become a dumping spot with steel storage containers on site as well as junk vehicles.

Responsible: Owner

Subject violation needs to be in compliance to avoid further penalties and/or court action.