



Louisville Metro Government  
Develop Louisville  
Office of Planning & Design Services  
444 S. 5<sup>th</sup> Street, Louisville, KY 40202

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08/14/2019  
1:00 pm.

**Owner:**

11905, Dixie LLC  
c/o Christopher A. Thieneman  
7650 Dixie Highway  
Louisville, KY. 40258

**Subject Property:** 11905 Dixie Highway  
**Zoning Enforcement Case:** ENF-ZON-19-000294  
**Inspection Date:** 08/13/2019

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**ZONING ENFORCEMENT  
NOTICE OF VIOLATION – BINDING ELEMENT**

Following a complaint, your property was inspected on 08/13/2019. As observed during the inspection and/or discovered through subsequent investigation, a Binding Element violation(s) exists that requires your immediate attention. A detailed description of the violation(s) is attached to this Notice.

You must immediately stop using this property in violation of the Binding Elements that have been approved as part of a land use development plan associated with the subject property. A binding element is a binding requirement, provision, restriction, or condition imposed by the Planning Commission or its designee, or a promise or agreement made by an applicant in writing, in connection with the approval of a land use development plan or subdivision plan. 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 Notice may result in a Citation and fine. Any person or entity that violates any provision related to Binding Elements shall be fined not less than \$500 nor more than \$4,000 for each violation. Each day of violation during which the Binding Element violation exists 10 days after this letter shall constitute a separate offense.

This Notice serves as the warning notice required under Section 153.23 of the Louisville Metro Code of Ordinances and Section 100.409 of Kentucky Revised Statutes (KRS). You have 10 days in which to remedy the violation (Saturdays, Sundays and holidays excluded). If you fail or refuse to remedy the violation within the specified time, a Citation may be issued.

A zoning enforcement officer will re-inspect the property to determine if you have complied with this Notice. Should you have any questions, please email or call me at the number below.

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 Notice as an interested party.*

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**Zoning Enforcement Case: ENF-ZON-19-000294**

**18DEVPLAN1123      BINDING ELEMENT VIOLATION**

You are hereby notified that you are in violation of Binding Element #1 in Docket **18DEVPLAN1123**, which stipulates the following:

**1. The development shall be in accordance with the approved district development plan and all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.**

**Inspector Comments:** Storage sheds are still stored on site.

**Responsible:** Owner

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