



DEVELOP LOUISVILLE  
OFFICE OF PLANNING & DESIGN  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

EMILY LIU, AICP  
DIRECTOR

**NOTICE OF VIOLATION CITATION**

**DATE:** July 12, 2017  
**PROPERTY ADDRESS:** 1267 Willow Ave  
**PROPERTY OWNERS:** WOEHRLE, ROBERT B JR  
1267 WILLOW AVE  
LOUISVILLE, KY 40204-2118

You are hereby notified that you are in violation of Section 4.2.63 of the Land Development Code:

**A short term rental of a dwelling unit that is not the primary residence of the host or the short term rental of a condominium unit that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A district and a short term rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit.**

Specific facts constituting the violations include:

**Dwelling units at this property are being rented as a short-term rentals without the necessary Conditional Use Permit.**

You must cease immediately using this property for short term rentals, as it is in violation of the Land Development Code.

Failure to comply with this Notice may result in fines against you for each violation. Each day that a violation continues after this notice shall be deemed a separate offense.

If you disagree with this Notice, you may file an appeal to the Board of Zoning Adjustment (BOZA). Appeals must be filed within thirty (30) days of this Notice, using the official BOZA appeal form along with any supplemental documentation required. BOZA appeal application forms are available at the Planning & Design Customer Service Desk or online at [http://www.louisvilleky.gov/planningdesign/checklists\\_application.htm](http://www.louisvilleky.gov/planningdesign/checklists_application.htm). The department is located at 444 S. 5<sup>th</sup> Street, Louisville, KY 40202.

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**MICHAEL WILCHER, SUPERVISOR**

**574-8692**



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## NOTICE OF SECOND VIOLATION CITATION

**DATE:** September 25, 2017

**PROPERTY ADDRESS:** 1267 Willow Ave

**PROPERTY OWNERS:** WOEHRLE, ROBERT B JR  
1267 WILLOW AVE  
LOUISVILLE, KY 40204-2118

You are hereby notified that you are in violation of Section 4.2.63 of the Land Development Code as well as Chapter 115 of the Louisville Metro Code of Ordinances:

**A short term rental of a dwelling unit that is not the primary residence of the host or the short term rental of a condominium unit that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A district and a short term rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit.**

Specific facts constituting the violations include:

- **The carriage house at this property is being rented as a short-term dwelling unit without the necessary Conditional Use Permit or registration.**
- **The main residence is not the primary residence of the property owner or short term rental host and is being rented as a short-term dwelling unit without the necessary Conditional Use Permit or registration.**

In Accordance with Chapter 153 of the Louisville/Jefferson County Code of Ordinances, ***you are hereby ordered to cease violation and provide permanent remedy by October 25, 2017.*** Failure to comply by this date will result in the issuance of a citation and may result in a civil fine of up to \$1,000 per day of violation.

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MIKE WILCHER

PLANNING AND DESIGN SUPERVISOR

574-8692