



Staff Use Only in This Box

Zoning Enforcement Case No. (See Citation): ENF-20N-25-001693

Today's Date: 3-10-26 Date of Citation: 2/27/26 Intake Staff: Amy Brooks

Please bring the application and supporting documentation to: Office of Planning, 444 S. Fifth Street #300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/office-planning>.

PROJECT INFORMATION

Primary Project Address / Parcel ID: 5323 New Cut Rd, Louisville, KY 40214 / 062H00440000

Additional Address(es) / Parcel ID(s): _____

Deed Book(s) / Page Number(s): Deed Book 12795 / Page 736-739

Current Zoning District: R5A Current Form District: Neighborhood

Current Use: 4 residential units

Please provide the Docket / Case Number(s) in which the binding element is related: #23-ZONE-0041

Much of the property information above can be found on the Land Development Report via the LOJIC Online Map Tool: <https://www.lojic.org/lojic-online>. After searching the address in LOJIC, click the Parcel Report button or Land Development Report button to view the respective report.

CHECKLIST

Please submit the completed application along with the following documents. Applications **WILL NOT** be accepted without the following items:

- Letter of Explanation:** Provide a written description explaining the grounds for appeal.
- Copy of Action:** Provide a copy of the Citation.
- Supplemental Documents:** If necessary, provide notarized affidavits, photographs, or other supporting documents.

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CONTACT INFORMATION

(Print and use a second copy of this page if additional contacts are needed)

Owner/Appellant Information:

Name: Joe Worth

Company: _____

Address: 1208 E Breckinridge St.

City: Louisville

State: KY ZIP: 40204

Primary Phone: 920-484-8989

Email: DreamWorthHomes@gmail.com

Appellant Representative Information:

Name: _____

Company: _____

Address: _____

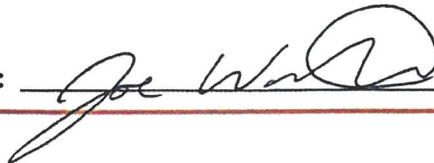
City: _____

State: _____ ZIP: _____

Primary Phone: _____

Email: _____

Owner Signature (REQUIRED):



CERTIFICATION STATEMENT

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Joe Worth, in my capacity of Owner,

hereby certify that Joe Worth is (are) the owner(s) of the property which is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

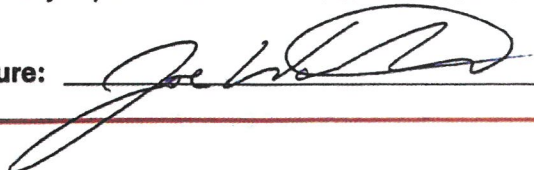
I further understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void.

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I further understand that pursuant to KRS 523.010, et seq, knowingly making a materially false statement, or otherwise, providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Signature:



Date:

3/9/26



**Louisville Metro Government
Department of Codes & Regulations
Zoning Enforcement Division
444 South 5th Street, Suite 200, Louisville KY 40202
(502) 574-2508**

**02/27/2026
6:00PM**

5323 New Cut Road Land Trust
c/o Dreamworth Homes LLC
PO Box 4124
Louisville KY 40204

Joe Worth
c/o Dreamworth Homes LLC
211 E Kentucky Street
Louisville KY 40203

CITATION – BINDING ELEMENT

**Case Number: ENF-ZON-25-001693-4
Civil Fine: \$1,000.00**

**Subject Property: 5323 New Cut Road
Inspection Date: 02/25/2026
Inspection Time: 5:33 PM**

Following receipt of a complaint, your property was inspected by a Louisville Metro Zoning 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 Binding Elements that have been approved as part of a rezoning/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. You may contact the Office of Planning 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 and/or referral to the Planning Commission. In addition, 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 constitutes a separate offense.

KRS Section 100.409: When a citation is issued, the person to whom the citation is issued shall respond to the citation within 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 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.

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

Cindy Calvelo
Zoning Enforcement Officer

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Enclosures:

- (1) Approved Minutes and Binding Element for Case #23-ZONE-0041
- (2) Approved Development Plan for Case # 23-ZONE-0041

Violations:

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.

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

Inspector Comments:

Inspected on 02/25/2026 and found this property in violation of the approved Development Plan and Binding Elements for Case #23-ZONE-0041.

This property is in violation of **Binding Elements # 1 and #3.b.**

Binding Element #1: The development layout does not match the layout shown on the approved plan.

The parking lot has not been constructed as shown along with the northern entrance drive improvements; the southern entrance has not been removed; and the curb, verge, and sidewalk has not been re-established in the right of way. All new and existing sidewalks have not been improved to meet the ADA current standards.

Binding Element #3.b: The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

A landscape plan showing the screening/ buffering/street tree plantings has not been submitted. Plus, the required plantings have not been provided.

Contact the Office of Planning (502)574-6230 for assistance with the application process for the landscape plan review. This plan will need to include all screening/buffering plantings along with the street tree plantings along New Cut Road.

1st Citation for BE_001 issued.

Responsible Party: Property Owner

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Binding Elements Citation Appeal
ENF-ZON-25-001693-4

To whom it may concern,

My name is Joe Worth and this letter is to appeal the binding elements citation that was issued on 2/25/26. I received this citation in the mail on March 9th, 2026. The first time I learned that my property at 5323 New Cut Rd had a development plan attached to the property was in January 2026. I purchased this property off market, direct to seller in March 2024. None of this information was disclosed to me before or after I purchased the property. When I first learned about the development plan that was attached to the property, I immediately contacted Planning and Zoning to get more information. I had a phone conversation with Rachel Casey about all that was required and she immediately sent an email to Mike Wilcher and Cindy Calvelo to inform them that Planning was working with me on this matter. Cindy stated in email that she would mark the case up in the system, but that never ended up happening. The Council District office then called in another complaint and the fine was issued. I should have never received the fine as the case should have been noted that I am actively working with Planning to get everything approved. I am committed to submitting a revised development plan since I never had the chance to implement the plan that expired in Sept 2025, due to not knowing I was even supposed to do anything to the landscaping and parking lot. For these reasons, I kindly ask that the fine be waived so that I can continue working with Planning and find the resources to implement a new plan.

Sincerely,
Joe Worth



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