



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

09/29/2020
5:00 PM.

Owner:

Charles M. & Bonny Conner
7604 Tommie Court
Louisville, KY. 40258

Interested Party:

Current Occupant
6201 Lower Hunters Trace
Louisville, KY. 40258

Subject Property: 6201-6203 Lower Hunters Trace
Zoning Enforcement Case: ENF-ZON-20-001189-2-Visit #2
Inspection Date: 09/29/2020
Inspection Time: 9:53 AM.

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

Following a complaint, your property was inspected on **09/29/2020**. As observed during the inspection and/or discovered through subsequent investigation, a Binding Element violation(s) exists that requires your immediate attention. An incorrect notice of violation was issued on 08/27/2020. This binding element notice of violation is being issued to correct the previous notice of violation.

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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BE_001

NONCOMPLIANCE WITH A BINDING ELEMENT

The terms of an approved development plan, landscape plan, and binding elements, is 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, #2, and #6 in Docket #9-54-99.

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding elements(s) shall be submitted to the Planning Commission review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to sales and installation of batteries, purchases of used batteries, sales of related tools and supplies, and automotive repairs. There shall be no other use of the property unless prior approval is obtained by the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policy and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.
6. There shall be no outdoor storage on the site including automobiles and automotive components.

Inspector Comments: Failure to comply with the approved development plan. You are in violation of binding elements # 1, # 2 and #6. Please contact our office at (502) 574-1300 if you would like a scanned copy of the binding elements and the approved plan sent to you by email.

Responsible: Owner

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