



05/25/2021
5:00 PM

Owner:

US Express LLC
4003 Bradford Pear Court
Louisville, KY 40218-4267

Registered Agent:

Ruslan Musayev
4003 Bradford Pear Ct.
Louisville, KY 40218

Interested Party:

Current Occupant
1319 Tile Factory Lane
Louisville, KY 40213

Subject Property: 1319 Tile Factory Lane
Zoning Enforcement Case: ENF-ZON-21-000457-1 Visit #1
Inspection Date: 05/25/2021
Inspection Time: 11:24 AM

ZONING ENFORCEMENT
NOTICE OF VIOLATION – BINDING ELEMENT

Following a complaint, your property was inspected on 05/25/2021. As observed during the inspection and/or discovered through subsequent investigation, a Binding Element 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 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.

James Mullarkey
Inspector / Zoning Enforcement Officer
(502) 773-2069
James.Mullarkey@louisvilleky.gov

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

Zoning Enforcement Case: ENF-ZON-21-000457-1 Visit #1

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.

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 8, 2019

NEW BUSINESS

CASE NUMBER 19DEVPLAN1030

Request: Revised District Development Plan with revisions to Binding Elements

Project Name: US Express

Location: 1319 Tile Factory Ln

Owner/Applicant: US Express, LLC.

Representative: Dinsmore and Shohl, LLP.

Jurisdiction: Louisville Metro

Council District: 21 – Nicole George

Case Manager: Jay Luckett, AICP, Planner I

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1. The development shall be in accordance with the approved district development plan, 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 any changes/additions/alterations not so referred shall not be valid.

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4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:

- a) The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
- b) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
- c) A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

Responsible: Owner

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