



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

**07/28/2022**  
**5:00 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-19-000294-16-Visit #16  
**Inspection Date:** 07/28/2022 Time: 12:33PM  
**Civil Fine:** \$1,000.00

**ZONING ENFORCEMENT**  
**CITATION – BINDING ELEMENT**

As observed during an inspection and/or discovered through subsequent investigation, a violation(s) exists that requires attention. A detailed description of the violation(s) is attached to this Citation.

**In accordance with Section 11.10.3 of the Land Development Code, Section 153.99 of Louisville Metro Code of Ordinances, and Sections 100.401 and 100.409 of Kentucky Revised Statutes (KRS), you are hereby subject to a civil fine of \$1,000.00.** You must immediately stop using this property in violation of the Binding Elements that have been approved as part of the land use development plan associated with the subject property. 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 Citation may result in additional citations and fines. Each day of violation constitutes a separate offense.

If you disagree with this Citation, you may file an appeal to the Planning Commission. Appeals must be filed within 14 days of the date of this Citation by submittal to the Office of Planning & Design Services. Please contact the Office of Planning & Design Services for more information concerning this process.

**KRS Section 100.409**

When a citation is issued, the person to whom the citation is issued shall respond to the citation within fourteen (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 fourteen (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.

A zoning enforcement officer will re-inspect the property on or after 14 days from the date of this Citation to determine if you have complied with this Citation. Should you have any questions, please email or call me at the number below.

Please render payment of the fine to the Office of Planning & Design Services within 14 days of this letter. Fines must be paid by check made payable to Louisville Metro Government and hand delivered or sent by mail to the Zoning Enforcement Supervisor, 444 S. 5th Street, Suite 300, Louisville, Kentucky 40202.

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 Citation as an interested party.*

---

**Zoning Enforcement Case: ENF-ZON-19-000294-16 Visit #16**

**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.**

**Responsible:** Owner

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