



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

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08/26/2022
05:00 PM

Owner:

US Express LLC
c/o Ruslan Musayev, Registered Agent
4003 Bradford Pear Court
Louisville, KY 40218-4267

Interested Party:

Current Occupant
1319 Tile Factory Lane
Louisville, KY 40213

Subject Property: 1319 Tile Factory Lane
Zoning Enforcement Case: ENF-ZON-21-000457-7 Visit #7
Inspection Date: 08/26/2022
Inspection Time: 09:41 AM
Civil Fine: \$2000.00

**ZONING ENFORCEMENT
CITATION – BINDING ELEMENT**

As observed during an inspection and/or discovered through subsequent investigation, a violation(s) exists that requires attention.

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 \$2000.00. 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 will 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.

Fines must be made payable to Louisville Metro Finance and hand delivered, or sent by mail, to the Office of Management & Budget, 611 West Jefferson Street, Louisville, Kentucky 40202.

John Flood
574-3421

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 Citation as an interested party.

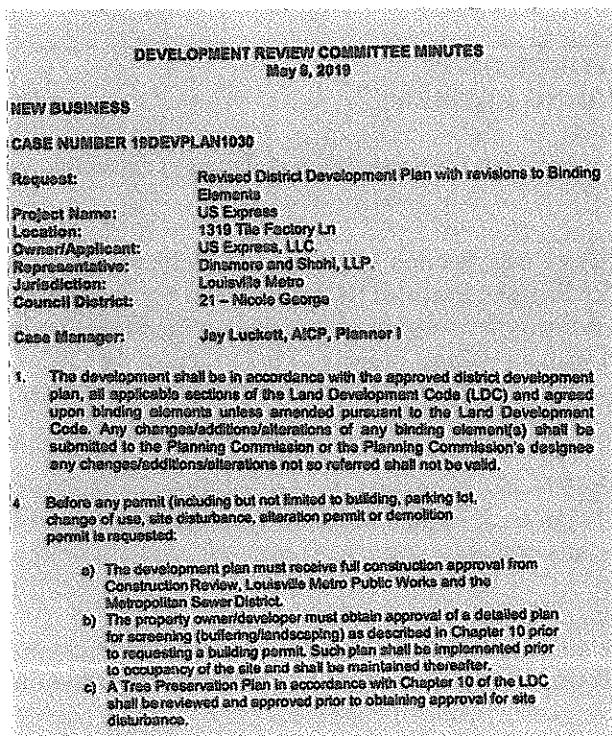
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BE_001 Noncompliance with a Binding Element or Condition of Approval:

- 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.

Inspector Comments:

- You are in violation of Binding Elements #1 and #4 of case # 19DEVPLAN1030.



- For further information regarding This Citation please contact the Louisville Metro Office of Planning & Design Services by dialing (502) 574-6230, or by visiting us during business hours at 444 South 5th Street, Louisville, KY 40202 Suite 300.

Responsible:

*mike weicher
502-574-8692*

- Owner

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



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3rd floor


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HEARING REQUEST

Property Address:

I hereby contest the *Binding Element Violation Citation* and request a hearing before the Planning Commission. I dispute the citation based on the following:

1,000 RUSLAN MUSTAYEV, owner of the property
1319 tile factory Ln, Louisville Ky 40213
Dispute the citation on the following:
I have hired SCOTT MINDELL (David mindell)
to work on behalf of my company to bring
the property into compliance. David mindell has
been working on ~~the~~ resolving the issues
closer to year. lot of progress has being made
however more time is needed, and
I Request a meeting before the planning commission to provide more
detailed, and Respond to my concern.

Name: Ruslan MUSTAYEV
Address: 1319 tile factory Ln
City, State & Zip: Louisville Ky 40213
Signature: 
Date: 09/08/22