



# Louisville-Jefferson County Metro Government

## DEPARTMENT OF CODES AND REGULATIONS

### PROPERTY MAINTENANCE DIVISION

444 S. 5TH STREET, SUITE 200

LOUISVILLE, KENTUCKY 40202

Phone: (502)574-2508 Website: <https://louisvilleky.gov/government/codes-regulations/zoning-enforcement>

Case: ENF-ZON-26-000142-1-937117849

Date of Report: 2/4/2026

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#### Property Owner

OSMAN SUFI

3004 CLEVELAND BLVD

LOUISVILLE, KY 40206-1310

### CITATION - LOUISVILLE METRO CODE OF ORDINANCES

Case Number: ENF-ZON-26-000142-1

Fine Amount: \$125.00

Subject Property: 3004 CLEVELAND BLVD

Inspection Date/Time: 2/4/2026 4:00:00PM

Following receipt of a complaint, your property was inspected by a Louisville Metro Code 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 Louisville Metro Code of Ordinances. You may contact the Department of Codes and Regulations 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 or referral to District Court. Any person or entity that violates a provision of the Louisville Metro Code of Ordinances described in this letter can be fined for each violation. Each day of violation constitutes a separate offense.

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

Alicia Pedreira

Inspector

502-424-2342

[Alicia.Pedreira@louisvilleky.gov](mailto:Alicia.Pedreira@louisvilleky.gov)

**Violations:**

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#### ST\_002 Short Term Rental: Non-Compliance With Registration

**Inspector Violation Comments:** Short Term Rental properties must fulfill all the requirements of their Short Term Rental Registration. Evidence has been obtained which confirms that this property is in violation of its Short Term Rental Registration, specifically Requirement #1: "The dwelling shall be limited to a single short term rental contract at a time of less than 30 days."

If you have questions about this requirement, please contact the Office of Planning (502-574-6230).

The terms of an approved Short Term Rental Registration are not being met. (Louisville Metro Code of Ordinances, Sections 115.515 through 115.521)?

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



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### Your property will be re-inspected following the due date(s) of your violation(s).

#### To pay the fine:

- To pay by phone (by credit/debit card only): Call (502) 574-3430.
- To pay by mail (by check or money order only): Make payable to "Louisville Metro Government" and send to Accounts Receivable, 611 W Jefferson St, 1st Floor, Louisville, KY 40202. Please attach a copy of this Citation and note the case number on the check/money order.
- To pay in person (by cash, check, money order, or credit/debit card): Go to the Office of Management and Budget at 611 W Jefferson St, Louisville, KY 40202. Please bring a copy of this Citation.

#### If you do not fix your property and pay your fine...

- **You will be limited in what you can do with your property:** Louisville Metro will file a lien. The lien gives the creditor - Louisville Metro - certain rights in your property until the debt is paid. You may not be able to sell the property, adjust your mortgage, or take out a home-equity loan with an unpaid lien. Additionally, Louisville Metro would be able to foreclose on your property to enforce its lien.
- **You will pay \$153.19 more:** If you do not pay within a year, you will owe \$278.19: \$125.00 from your original fine + \$153.19 in interest (at 18% annually), lien filing charges, and administrative fees. Finally, if you do not fix your violations on time, you may be fined up to \$1,000 a day per violation.

**You may be summoned to court.**

#### If you disagree with the violation(s)...

You have the right to appeal this matter to the Code Enforcement Board by submitting the enclosed Appeal Hearing Request form within seven (7) days of your receipt of this notice. This appeal form must be sent to: Department of Codes and Regulations, 444 S. 5th Street, Suite 200, Louisville, KY 40202.

If you do not appeal this notice within seven (7) days, it will be considered a final order and you waive any right to a hearing before the code enforcement board or hearing officer to contest the citation and the determination that a violation was committed shall be final, and the alleged violator shall be deemed to have waived the right to appeal the final order to District Court.



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**Appeal Hearing Request**

By submitting this form, you are requesting a hearing before the Code Enforcement Board. You may only represent yourself at a hearing before the Board. You may not appear on behalf of any person other than yourself without an attorney. In addition, it will be mandatory that you or your attorney attend the hearing for the appeal to be heard. Failure to attend the hearing will result in the Code Official's action being upheld by the board.

**For properties owned by an entity such as an LLC, corporation, trust, etc., the entity must be represented by an attorney licensed in Kentucky.** This prohibition includes appointed executors, trustees, beneficiaries, powers of attorney, guardians and estate administrators. In addition, nothing stated within this Appeal Hearing Request will be considered by the Board without the endorsement of your attorney prior to any hearing.

**COMPLIANCE DOES NOT WAIVE THE PENALTY**

2/4/2026

Address of Property: 3004 CLEVELAND BLVD

Violation to be Appealed: \_\_\_\_\_

REASON FOR APPEAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**All Requests for Appeal must be submitted within 7 days of the Citation Notice.**

**Mail your request for appeal to:**

Director, Department of Codes and Regulations

Attention: Property Maintenance Division

444 S. 5th St., Suite 200

Louisville, Kentucky 40202

Phone: (502) 574-8164

<http://www.louisvilleky.gov/government/codes-regulations/code-enforcement-board>

**OFFICE USE ONLY - PostMarked Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Mail Code:**Citation **Inspection #:** 1  
**Insp. Date:** **Penalty Amount \$:** 125.00 **CEO:** APEDREIRA **Initials:**\_\_\_\_\_ **Appeal - Pending/Denied**