



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

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09/12/2019
1:00 PM.

Owner:

Amjad Alkeisi & Rawiah Keisi
6615 Sycamore Bend Trace
Louisville, KY. 40291

Subject Property: 9213 Dixie Highway
Zoning Enforcement Case: 17PM7467
Inspection Date: 09/11/19

ZONING ENFORCEMENT
NOTICE OF VIOLATION – BINDING ELEMENT

Following a complaint, your property was inspected on 09/11/19. As observed during the inspection and/or discovered through subsequent investigation, a Binding Element violation(s) exists that requires your immediate attention. A detailed description of the violation(s) is attached to this Notice.

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.

Zoning Enforcement Case: 17PM7467

Binding Element Violation

Docket #9-14-03

You are hereby notified that you are in violation of Binding Element #1, 2 and #6 in Docket #9-14-03 which stipulates the following:

Binding Elements

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 element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. Use of the subject site shall be limited to RV sales including (camping trailers), Heating & AC Repair and other uses permitted in the C-I district. There shall be no other use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies 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, display or sales except as permitted under Section 9.7 of the Jefferson County Development Code and within designated areas on the approved development plan.

Responsible: Owner

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