



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

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10/18/19
1:00 PM.

Owner:

Curtis C. & Nancy Barnsfather
8700 Bates Road
Louisville, KY. 40228

Subject Property: 8005 Beulah Church Road
Zoning Enforcement Case: ENF-ZON-19-000623-1-Visit #1
Inspection Date: 10/16/19

**ZONING ENFORCEMENT
NOTICE OF VIOLATION – BINDING ELEMENT**

Following a complaint, your property was inspected on 10/16/19 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.

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.

BE_001 NONCOMPLIANCE WITH A BINDING ELEMENT

The terms of an approved development plan, binding elements, and highview planned development district are not being met at this location. All construction must be conducted in accordance with the approved plans and binding elements.

4. There will be no further development on the property until a district development plan is approved by the Planning Commission.

Inspector Comments: Junked, wrecked, and non-operative automobiles will need to be removed from this location. Automobile service stations shall be limited to service bays for repair of no more than two vehicles (see definition attached for Automobile Service Station for the type of repairs permitted). Automobile rental agencies shall be limited to no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel. Need to clarify what the use is for this site.

Responsible: Owner

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