



DEVELOP LOUISVILLE
OFFICE OF PLANNING & DESIGN
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

EMILY LIU, AICP
DIRECTOR

NOTICE OF VIOLATION CITATION – 4th OFFENSE

DATE: August 17, 2018
PROPERTY ADDRESS: 201 S. Birchwood Avenue
PROPERTY OWNERS: CHRISTOPHER DAVID
Case 17PM3864 201 S. BIRCHWOOD AVENUE
LOUISVILLE, KY. 40206-3619

You are hereby notified that you are in violation of Louisville Metro Code of Ordinances Chapter 115, Short Term Rentals:

No person, firm, or corporation shall own or operate a short term rental on any premises within Jefferson County unless the short term rental has been registered annually with the Louisville Metro Department of Develop Louisville.

In the event this is not your primary residence, you are hereby notified that you are in violation of Section 4.2.63 of the Land Development Code:

A short term rental of a dwelling unit that is not the primary residence of the host or the short term rental of a condominium unit that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A district and a short term rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit.

Specific facts constituting the violations include:

After receiving complaints on 8/16/18, that the property is still being used as short term rental. A dwelling unit and/or units at this property are being rented as short-term dwelling units without registration or applicable permitting requirements.

You must IMMEDIATELY CEASE AND DESIST using this property for short term rentals, as it is in violation of the Land Development Code.

Failure to comply with this Notice may result in fines against you for each violation. Each day that a violation continues after this notice shall be deemed a separate offense.

If you disagree with this Notice and you believe short term rentals are a permitted land use at this property and/or you meet all of the relevant requirements of the Land Development Code, you may file an appeal to the Board of Zoning Adjustment (BOZA). The appeal must be filed within thirty (30) days of this Notice, using the official BOZA appeal form along with any supplemental documentation required. BOZA appeal application forms are available at the Planning & Design Customer Service Desk or online at http://www.louisvilleky.gov/planningdesign/checklists_application.htm. The department is located at 444 S. 5th Street, Louisville, KY 40202.



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If you disagree with the procedures that led to this notice or the fines associated therewith, you may file an appeal to the Code Enforcement Board (see attached form). The appeal must be filed within thirty (30) days of this Notice, using the official appeal form along with any supplemental documentation required.

MICHAEL WILCHER, SUPERVISOR

574-8692

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