

## Louisville Metro Government Develop Louisville Office of Planning & Design Services 444 S. 5<sup>th</sup> Street, Louisville, KY 40202

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:** Civil Fine:

09:41 AM \$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.

DEVELOPMENT REVIEW COMMITTEE MINUTES May 8, 2019 NEW BUSINESS	
lequest: Project Name: .ecation: Dwner/Applicant: Representative:	Revised District Development Plan with revisions to Bindin Elementa US Express 1319 Tile Factory Ln US Express, LLC. Dinamore and Shohl, LLP.
Jurisdiction: Council District:	Louisville Metro 21 - Nicole George
Case Manager:	Jay Luckott, AICP, Planner I
<ol> <li>The development</li> </ol>	
plan, all applicat upon binding el- Code. Any char submitted to the	I shall be in accordance with the approved district development le sections of the Land Development Code (LDC) and agreed smonta unless amended pursuant to the Land Developmen igestadditional attentions of any binding element(s) shall be Planning Commission or the Planning Commission's designed litions/alterations not so referred shall not be valid.
plan, all applicat upon binding all Code. Any char submitted to the any changes/act	ile sections of the Land Development Code (LDC) and agreed ments unless emended pursuant to the Land Development speaked@itions/eliterations of any binding element(s) shall be Planning Commission or the Planning Commission's designed littons/eliterations not so referred shall not be valid. (including but not limited to building, parking lot, e disturbance, siteration permit or demolition
plan, all applicat upon binding al Code. Any char submitted to the any changes/acc a Before any permit change of use, sit pornit to requeste a) The deve Construct Asserted	ile sections of the Land Development Code (LDC) and agreed ments unless emended pursuant to the Land Development speaked@itions/eliterations of any binding element(s) shall be Planning Commission or the Planning Commission's designed littons/eliterations not so referred shall not be valid. (including but not limited to building, parking lot, e disturbance, siteration permit or demolition

- 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 5<sup>th</sup> Street, Louisville, KY 40202 Suite 300.

### Responsible:

mire we Icher 502-5748692.

Owner

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



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# **HEARING REQUEST**

# **Property Address:**

Signature:

Date:

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

iso Ruslan Musajer, Owner of the property
1319 tile factory in louisuille ky 40213
Despute the citation on the following.
1 i have hired SCO++ Min DEII (Daw mindel)
to work one beholf of my company to bring
the property into complinee. Dand mindell hos
been working on per resolving the issues
Closer toyeur. 101 of progress has being made however more time is needed, and
however more time is needed, and
I Roquest amelino before the planning commission to provide me
detailed, ond Respond to my concern.
Name: Rusland Muspylu
Address: 1319 tile factory un
City, State & Zip: 1003 ville Ky 402 B