Louisville Metro Government
Department of Codes & Regulations
Zoning Enforcement Division
444 South 5th Street, Suite 200, Louisville KY 40202
(502) 574-2508

02/18/2026
6:00PM

Najm Rawand
307 Gablewood Circle
Louisville KY 40245-4163

Current Occupant
4826 Preston Highway
Louisville KY 40213

CITATION – BINDING ELEMENT

Case Number: **ENF-ZON-25-001616-1**
Civil Fine: **$1,000.00**

Subject Property: 4826 Preston Highway
Inspection Date: 02/17/2026
Inspection Time: 4:30 PM

Following receipt of a complaint, your property was inspected by a Louisville Metro Zoning 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 Binding Elements that have been approved as part of a rezoning/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. You may contact the Office of Planning 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 and/or referral to the Planning Commission. In addition, 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 constitutes a separate offense.

KRS Section 100.409: When a citation is issued, the person to whom the citation is issued shall respond to the citation within 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 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.

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

Cindy Calvelo
Zoning Enforcement Officer

(502)548-0900
Cindy.Calvelo@louisvilleky.gov

Enclosures:

(1) Approved Minutes and Binding Elements for case # 9-30-04
(2) Approved Development Plan for Case #9-30-04
(3) Approved Landscape Plan exhibit for case #9-30-04

Violations:

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.

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

Inspector Comments:

Inspected and found this property in violation.

This property is a Plan Certain site case # 9-30-04.
This property is out of compliance with the Development Plan, Landscape Plan and Binding Element #1 for case # 9-30-04.

This property must have a revised development plan and revised Landscape Plan approved before making any changes or improvements to the property.

Contact the Office of Planning at (502)574-6230, for assistance with the required submittals and application for a Revised Detailed District Development Plan review.

1st Citation for BE_001 issued.

Responsible Party: Property Owner

To pay the fine:

- To pay the fine by phone with a credit or debit card: Call (502)574-3430.
- To pay the fine by mail with a check or money order: Send a check or money order, payable to "Louisville Metro Government", 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 the fine in person: Go to the Office of Management and Budget at 611 W Jefferson St, Louisville, KY 40202. Please bring a copy of this Citation.

To appeal this Citation and/or fine amount:

If you want to contest any decision in this Citation, you may file an appeal to the Planning Commission. An appeal must be filed in writing with the Office of Planning within 14 days of the date of this Citation. The Office of Planning is located on the third floor of the Metro Development Center at 444 South 5th Street, Suite 300, Louisville, KY 40202. Phone: (502)574-6230.

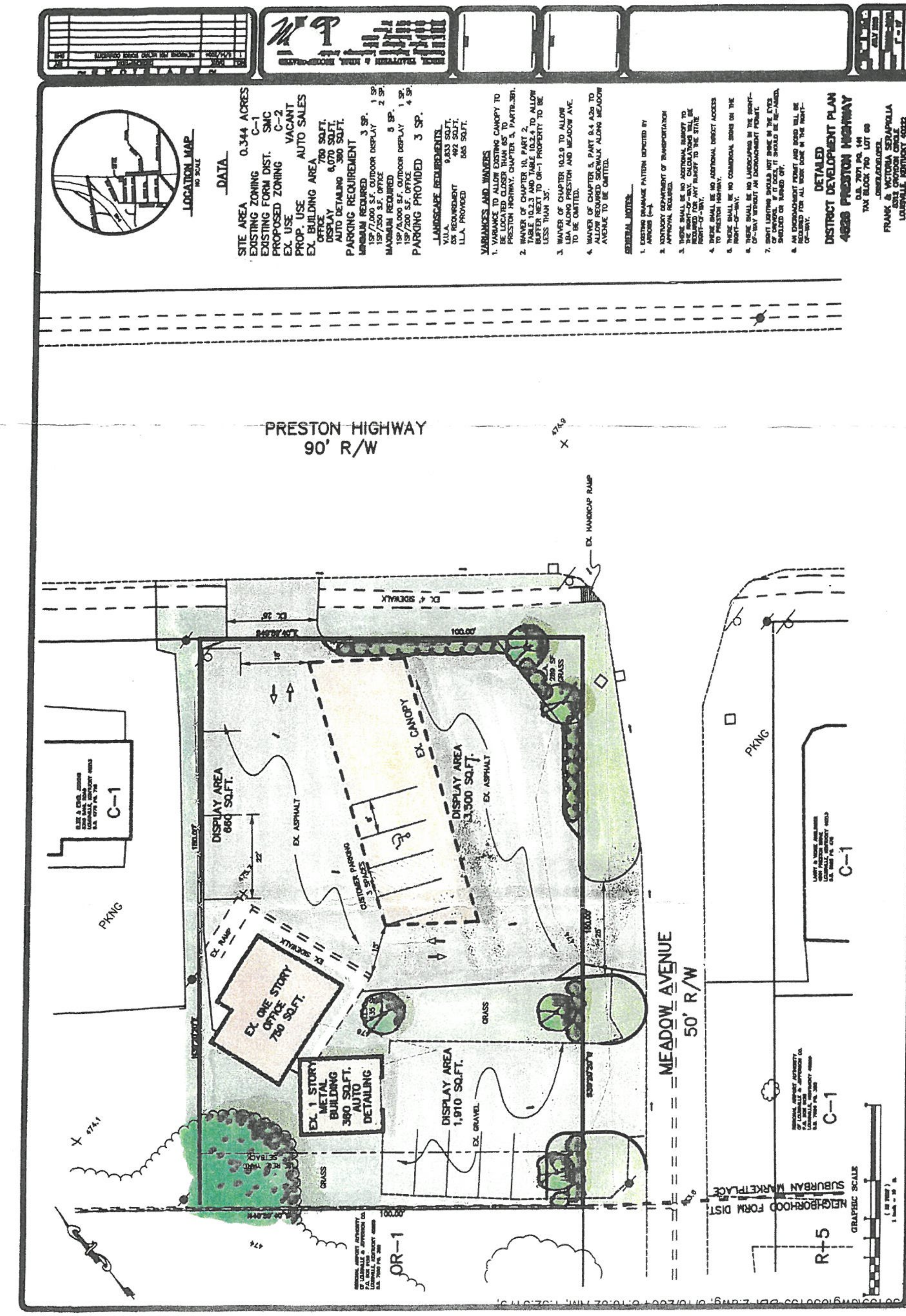
• Louisville Metro Government sent me a letter regarding a citation For some reason post office returned the letter I didn't received on time I do hope you guys accept my appeal

Racoand Majm

3-11-2026

case number: ENF-Zon-25-CC-1616-1

Current occupant: 4826 preston Hwy Louisville Ky 40213


PRESTON HIGHWAY
90' R/W
MEADOW AVENUE
50' R/W
EX. ONE STORY OFFICE 760 SQ.FT.
EX. 1 STORY METAL BUILDING 360 SQ.FT. AUTO DETAILING
DISPLAY AREA 1,910 SQ.FT.
DISPLAY AREA 1,500 SQ.FT.
DISPLAY AREA 660 SQ.FT.
EX. CANOPY
CUSTOMER PARKING 3 SPACES
EX. ASPHALT
EX. GRAVEL
GRASS
EX. SIDEWALK
EX. 4' SIDEWALK
EX. HANDICAP RAMP
PKNG
C-1
OR-1
R-5
NEIGHBORHOOD FORM DIST.
SUBURBAN MARKETPLACE
GRAPHIC SCALE
LOCATION MAP
DATA
SITE AREA 0.344 ACRES
EXISTING ZONING C-1
EXISTING FORM DIST. SMC
PROPOSED ZONING C-2
EX. USE VACANT
PROP. USE AUTO SALES
VARIANCES AND WAIVERS
GENERAL NOTES
DETAILED DISTRICT DEVELOPMENT PLAN
4626 PRESTON HIGHWAY
FRANK & VICTORIA SERAPOLIA

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO 9-30-04W
APPROVAL DATE Aug 19 2004
EXPIRATION DATE Sep 23, 2006
SIGNATURE OF PLANNING COMMISSION
Metro PLANNING COMMISSION

TREE LEGEND
- PRESERVED TREE CANOPY
- TYPE A TREE (1 3/4" - 3" CAL) 720 SQ.FT.
- TYPE C TREE (1" - 1 3/4" CAL) 108 SQ.FT
- TREE PROTECTION FENCE

SITE TREE CANOPY REQUIREMENTS
TREE CANOPY CATAGORY CLASS C
EX. TREE CANOPY ON SITE 614 S.F.
EX. TREE CANOPY TO BE PRESERVED 614 S.F.
TREE CANOPY REQ. 10% or 2,047 SQ.FT
1846 or 2,248 SQ.FT. ADDITIONAL TREE CANOPY AREA IS NEEDED TO MEET THE TOTAL TREE CANOPY REQUIREMENT.
3 TYPE "A" INTERIOR TREES PROV. 2,160 SQ.FT.
2 TYPE "C" INTERIOR TREES PROV. 212 SQ.FT
TOTAL ADDITIONAL TREE CANOPY PROVIDED 2,372 SQ.FT.

ELZIE & ETHEL JENKINS
5310 DAWL ROAD
LOUISVILLE, KENTUCKY 40213
D.B. 4778 PG. 718

C-1

PKNG

N39°20'20"E 150.00'

DISPLAY AREA 660 SQ.FT.

EX. RAMP

EX. ONE STORY OFFICE 750 SQ.FT.

EX. SIDEWALK

EX ASPHALT

EX. 1 STORY METAL ACCESSORY BUILDING 360 SQ.FT.

GRASS

5' L.B.A.

100.00'

REGIONAL AIRPORT AUTHORITY OF LOUISVILLE & JEFFERSON CO
P.O. BOX 9129
LOUISVILLE, KENTUCKY 40209
D.B. 7560 PG. 382

OR-1

CUSTOMER PARKING 3 SPACES

EX. CANOPY

DISPLAY AREA 3,500 SQ.FT.

DISPLAY AREA 1,910 SQ.FT.

EX. GRAVEL

I.L.A. 135 SF

I.L.A. 161 SF

I.L.A. 289 SF GRASS

EX. ASPHALT TO BE REMOVED

EX. ASPHALT TO BE REMOVED

5' L.B.A.

S39°20'20"W 150.00' 25'

EX. HANDICAP RAMP

EX. HANDICAP RAMP

EX. HANDICAP RAMP

EX. 25'

EX. 4' SIDEWALK

5' L.B.A.

100.00'

PRESTON HIGHWAY
90' R/W

MEADOW AVENUE
50' R/W

NEIGHBORHOOD FORM DIST
SUBURBAN MARKETPLACE

R-5

REGIONAL AIRPORT AUTHORITY OF LOUISVILLE & JEFFERSON CO
P.O. BOX 9129
LOUISVILLE, KENTUCKY 40209
D.B. 7824 PG. 380

C-1

LARRY & VICKIE ANSLINGER
4901 PRESTON DRIVE
LOUISVILLE, KENTUCKY 40213
D.B. 3825 PG. 475

C-1

PKNG

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
(NOT FOR CONSTRUCTION)
CONDITIONS:
BY:
DATE: 9/2/04
METRO LOUISVILLE/JEFFERSON COUNTY
DEPARTMENT INSPECTIONS, PERMITS & LICENSES

PRELIMINARY APPROVAL
Conditions of Approval:
9/2/04
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED
SEP 03 2004
PLANNING & DESIGN SERVICES

LOCATION MAP
NO SCALE

DATA

SITE AREA	0.344 ACRES
EXISTING ZONING	C-1
EXISTING FORM DIST.	SMC
PROPOSED ZONING	C-2
EX. USE	VACANT
PROP. USE	AUTO SALES
EX. BUILDING AREA	
OFFICE	750 SQ.FT.
DISPLAY	6,070 SQ.FT.
ACCESSORY BUILDING	360 SQ.FT.
PARKING REQUIREMENT	
MINIMUM REQUIRED	3 SP.
1SP/7,000 S.F. OUTDOOR DISPLAY	1 SP.
1SP/350 S.F. OFFICE	2 SP.
MAXIMUM REQUIRED	5 SP.
1SP/5,000 S.F. OUTDOOR DISPLAY	1 SP.
1SP/200 S.F. OFFICE	4 SP.
PARKING PROVIDED	3 SP.

LANDSCAPE REQUIREMENTS

V.U.A.	8,959 SQ.FT.
5% REQUIREMENT	448 SQ.FT.
I.L.A. PROVIDED	585 SQ.FT.

WAIVERS

1. WAIVER OF CHAPTER 10, PART 2, TABLE 10.2.3 AND TABLE 10.2.4 TO ALLOW BUFFER NEXT TO OR-1 PROPERTY TO BE LESS THAN 35'.

GENERAL NOTES:

1. EXISTING DRAINAGE PATTERN DEPICTED BY ARROWS (⟹).
2. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
3. THERE SHALL BE NO ADDITIONAL RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
4. THERE SHALL BE NO ADDITIONAL DIRECT ACCESS TO PRESTON HIGHWAY.
5. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY.
6. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
7. SIGHT LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF
8. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
9. ACCESSORY BUILDING WILL NOT REQUIRE ADDITIONAL EMPLOYEES
10. SIDEWALK WILL BE CONSTRUCTED AT THE TIME OF MEADOW AVENUE IMPROVEMENTS

DETAILED DISTRICT DEVELOPMENT PLAN
4826 PRESTON HIGHWAY

D.B. 7971 PG. 141
TAX BLOCK 790 LOT 69

OWNER/DEVELOPER
FRANK & VICTORIA SERAPIGLIA
8312 CROYDON CIRCLE
LOUISVILLE, KENTUCKY 40222

MSD WM# 8387

~ REVISIONS ~

NO.	DATE	DESCRIPTION	BY
1	5/11/2004	REVISIONS PER METRO WORKS COMMENTS	DHS
2	6/21/2004	REVISIONS PER P/C STAFF COMMENTS	DHS

BIRCH, TRAUTWEIN & MIMS, INCORPORATED
Consulting Engineers Landscape Architects Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
(502)-459-8402 Phone
(502)-459-8427 Fax

SIGNATURE
DATE
SIGNATURE
DATE
SIGNATURE

DRAWN BY: DHS	CHKD BY: MAB
DATE: JULY 2003	
DRAWING: 030159-DDP2	
SCALE: 1" = 10'	
SHEET 1 OF 1	

9-30-04 W