



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

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02/12/2020
4:30 PM.

Owner:

MSA Properties, LLC.
c/o G. William Lynch
215 Louis Coleman Jr. Drive
Louisville, KY. 40212

Subject Property: 215 Louis Coleman Jr. Drive
Zoning Enforcement Case: 16PM5248-17-ZM-Visit #17
Inspection Date: 02/11/2020
Inspection Time: 1:44 PM.

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

Following a complaint, your property was inspected on **02/11/2020**. As observed during the inspection and/or discovered through subsequent investigation, a Binding Element 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 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.

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BE_001

NONCOMPLIANCE WITH A BINDING ELEMENT

The terms of an approved development plan, landscape plan, and binding elements, is not being met at this location. All construction must be conducted in accordance with the approved plans and binding elements. You are hereby notified that you are in violation of Binding Element #1 in Docket **#9-48-91**.

1. The development will be in accordance with the approved district development plan. No further development will occur without prior approval from the Planning Commission.

Inspector Comments: The storage containers need to be removed from this property. All junked or non-operative vehicles need to be removed from this property. The storing of piles of tree trimmings need to be removed from this property. This property was rezoned to allow a proposed used car lot. An approved development plan is on file at our office. A copy of the development plan can be emailed to you, or if you prefer a hard copy the cost is \$6.00. Please see the attached binding elements under docket #9-48-91, which list the restrictions which apply to this property.

Responsible: Owner

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