



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

9/17/2024
5:00PM

HD Development Properties LP
2455 Paces Ferry Road SE
Atlanta GA 30339-6444

Corporation Service Company
c/o Edward P Decker
421 West Main Street
Frankfort KY 40601

NOTICE OF VIOLATION – BINDING ELEMENT

Case Number: ENF-ZON-23-000192-12

Subject Property: 10301 Westport Road
Inspection Date: 09/17/2024
Time of Inspection: 11:10 AM

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 Notice may result in a Citation 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.

This Notice serves as the warning 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 to remedy the violation within the specified time, a Citation can be issued.

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) Binding Elements for case #9-35-97 (approved April 25, 2007)
- (2) Development Plan for case #9-35-97 (approved April 25, 2007)

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 fines and enforcement action.

Inspector Comments:

Inspected and found overgrowth at rear of property.

Grassy area not being maintained on a bi-monthly schedule as outlined in the District Development Plan Binding Elements 13 and General Plan Binding Element 22G.

NOV for BE_001 issued.