

## **ORDINANCE NO. 10**

(Ordinance 10-2003)

### **Construction and Home Addition Ordinance**

AN ORDINANCE PERTAINING TO THE REGULATION OF PROPERTY IMPROVEMENTS

NOW THEREFORE, THE CITY COMMISSION OF THE CITY OF DRUID HILLS, KENTUCKY DOES ORDAIN AS FOLLOWS:

**SECTION I.** Ordinance No. 10-2013 is hereby established as follows:

- A. Detailed plans and specifications for the construction of any buildings, garages, additions to buildings, porches, swimming pools, additional paving, and out-buildings must be submitted to the City for review.

Above-ground pools are specifically not permitted.

- B. No construction or activity described in Paragraph A above may be commenced until approval is given by the City or its designee. The City may designate a committee consisting of the Mayor or his designee and no more than two (2) other City residents to conduct this review process.
- C. In reviewing plans and specifications, the City shall consider the public health, safety, and welfare of the City of Druid Hills and its individual residents and property owners before approving or denying any request. The City may consider the aesthetic impact of the proposed improvement and its potential impact upon property values within the City.
- D. After review, the City may issue an approval letter for the proposed construction, make recommendations for changes which will make the improvements acceptable, or may deny the request. If the City fails to act within **ten calendar days** from the submission of a request, the request is automatically approved, subject to the issuance of all permits required by Louisville Metro government.
- E. If the City fails to issue an approval letter either because of a denial or because changes were recommended to make the improvements acceptable, the applicant may appeal to the full City Commission. Said Commission must meet within **five calendar days** to hear the applicant's request.

The full Commission shall have the authority to either support the designated committee's findings, or to over-ride its decision and issue an approval letter.

- F. The City shall prepare and make available the proper forms to be used for the application and approval process.
- G. If any construction as described in this Ordinance is performed in violation of or in nonconformity with the approval letter issued, the City shall order a correction of the condition or removal of the nonconforming construction. The City shall have the authority to issue a STOP WORK order until such violations are corrected.

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- H. Any property owner violating any section of this Ordinance may be fined not less than \$500.00 per day until said violation(s) is corrected.

**SECTION II.** The City Commission affirmed and ratified all actions undertaken and formally approved by the collective body meeting assembled, during the interim from the first reading of this said Ordinance until said Ordinance's publication.

**SECTION III.** The Mayor of the City is authorized and directed to publicize this Ordinance as required by law.

**SECTION IV.** This Ordinance shall be effective upon publication.

First Reading held this 9<sup>th</sup> day of December, 2003.

Second Reading held this 12<sup>th</sup> day of January, 2004.

Affirmed by 3 ayes and 0 nays.

Ben Franklin, Mayor

Caroline Westfall, City Clerk