

RECEIVED

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

SEP 25 2023

PUBLIC SERVICE
COMMISSION

In the matter of:

Robert Lee Askew Jr)
(Your Full Name))
COMPLAINANT)

VS.

Louisville Gas + Electric)
(Name of Utility))
DEFENDANT)

COMPLAINT

The complaint of Robert L. Askew Jr respectfully shows:
(Your Full Name)

(a) Robert L. Askew Jr
(Your Full Name)

1212 S. 15th Street, Louisville, KY 40210
(Your Address)

(b) Louisville Gas + Electric
(Name of Utility)

(Address of Utility)

(c) That: LG+E (herein), discriminated against the
(Describe here, attaching additional sheets if necessary,
complainant by refusing to provide service to me
the specific act, fully and clearly, or facts that are the reason
unless I opened 2 separate accounts. LG+E
and basis for the complaint.)

stated that this property was 2 (two) separate

Continued on Next Page

The photo's shows that this property was inspected on August 2, 2018 for the electrical inspection carried out pursuant to the National Electrical Code. This Commission knows better than most that the N.E.C. (herein) prohibits using branch circuits on multi-family dwellings, only using 1 electrical meter and panel. Zoning and Code Enforcement both disagree with LG&E assessment that this building is two apartments.

Attached as an exhibit, is a copy of Cease and Desist Order from Louisville Metro Zoning for Robert N. Russell, whom was the previous property owner. The zoning order offers a clear description of the status of this property at 1212 S. 15th Street, Louisville, KY. 40210.

Additionally, I submit for this Commissions consideration a photo of the gas meter, and that there is only 1 gas meter for this entire house. There are no walls separating full access to this house, as stated in the zoning order. In that order, the inspector made clear that he could access the entire house (9 rooms) after we let him in the front door. Code Enforcement and Zoning has inspected this property more than once due to complaints prior to me owning the house. As stated, I gave the house to my significant other, but I have remained living here, with the bills in my name.

I have been forced to get power by a generator I purchased from Harbor Freight, and it is costly (for me) to maintain. It is very unfair how LG&E can continue to refer to this house as two separate apartments, when evidence refutes their contentions. LG&E is wrong, and has been wrong from the beginning. The billing and services applied to me, is unlike anything I have ever seen done to any other citizen, and that this has went on for this amount of time.

In fairness, my entire account should be reviewed for a proper billing. I assert that I have paid LG&E far more than I lawfully should have. When considering all the shut-off's and late fees, on an illegal billing rates, for services I never received. I would respectfully request, in light of the evidence submitted with this Complaint, that LG&E rescind all of their actions, and afford me a proper billing, and that LG&E be required to restore my power immediately. Lastly I would inquire as to what fair relief is there for me after what they are still putting me thru?

End of Complaint.

Develop Louisville Construction Review

Electrical Division

Power Tests Only

This Electrical installation has been inspected under the National Electrical Code and is approved for use.

Location: *R12 So. 15th St*

Permit #: *62463517*

Contractor: *Permit Electric*

Inspector: *W. [unclear]* #:

Date: *8* / *2* / 20*18*

Develop Louisville Construction Review
Electrical Division

Power Rectifier Only
Electrical installation has been inspected under
National Electrical Code and is approved for use

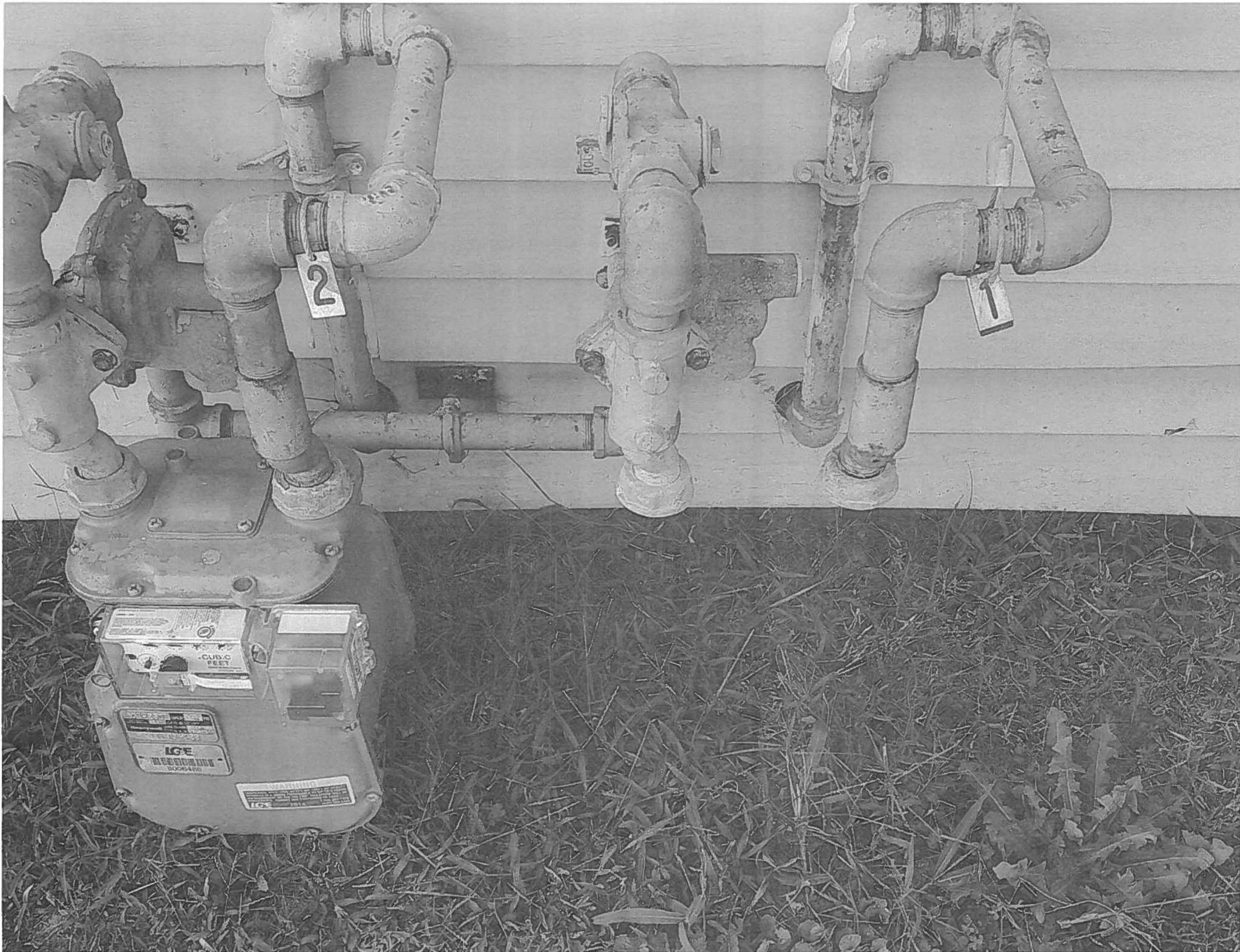
Location: 212 So. 15th St
Box #: BU 063517
Contractor: Terrence E. Ely
Inspector: M. [Signature]
Date: 8.2.2018

Develop Louisville Construction Review

SERVICE ONLY
NOT FOR OCCUPANCY

FINAL INSPECTION IS REQUIRED

LOCATION: 212 So. 15th St
PERMIT NO.: BU 063517 DATE: 8-2-18
NAME: M. [Signature]





210.25(B) Common Area Branch Circuits.

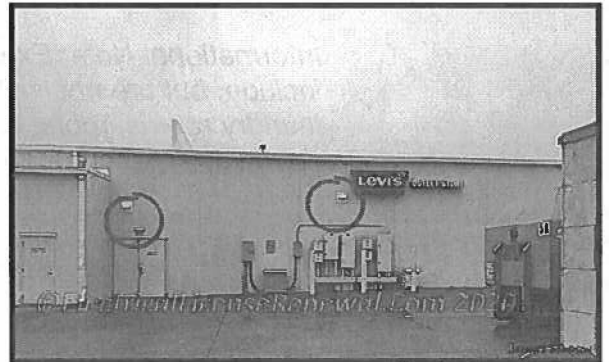
Code Change Summary: A new informational note provides examples of common area branch circuits.

In the 2020 NEC[®], examples have been added to Section 210.25(B) to inform the code reader what a common area might be. Examples of public or common areas can include lobbies, corridors, stairways, laundry rooms, roofs, elevators, washrooms, storerooms, driveways, parking, and mechanical rooms in two family dwellings, multifamily dwellings, or multi-occupancy buildings.

Branch circuits serving lighting, central alarm, signal, and communications systems for the above locations and the like are not permitted to be supplied from the same equipment that supplies an individual dwelling unit or tenant space.

If exterior emergency lighting for a commercial strip mall was supplied from a tenant electrical panel, then the only way that it will always be energized is if that specific tenant always pays their electric bill and never moves out.

Below is a preview of the NEC[®]. See the actual NEC[®] text at NFPA.ORG for the complete code section. Once there, click on their link to free access to the 2020 NEC[®] edition of NFPA 70.



Click to Enlarge
Common area branch circuits can include exterior building lighting in multi-occupancy buildings like this strip mall.

2017 Code Language:

210.25(B) Common Area Branch Circuits. *Branch circuits installed for the purpose of lighting, central alarm, signal, communications, or other purposes for public or common areas of a two family dwelling, a multifamily dwelling, or a multi-occupancy building shall not be supplied from equipment that supplies an individual dwelling unit or tenant space.*

2020 Code Language:

210.25(B) Common Area Branch Circuits. *Branch circuits installed for lighting, central alarm, signal, communications,*

or other purposes for public or common areas of a two-family dwelling, a multifamily dwelling, or a multi-occupancy building shall not be supplied from equipment that supplies an individual dwelling unit or tenant space.

Informational Note: Examples of public or common areas include, but are not limited to, lobbies, corridors, stairways, laundry rooms, roofs, elevators, washrooms, store rooms, driveways (parking), and mechanical rooms.

Did You Like This? Let Us Know With A Like! Thanks!

210.25(B) Common Area Branch Circuits.

Below is a Real Question from our Electrical Continuing Education Courses for Electrical License Renewal:

Based on the 2020 NEC, which of the following is a common area?

- A:** The roof of a single-family dwelling.
- B:** A public street.
- C:** A parking lot for an apartment complex.
- D:** The interior of a commercial tenant space.

Please **register** or **sign in** for electrical continuing education courses.

If you were already signed in, your session probably expired, please **sign back in**.

Qs Answered: None Yet!

Your Score: None Yet!



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

02/13/2020
4:30 PM.

Owner:
Robert N. Russell
1373 S. 20th Street
Louisville, KY. 40210

Subject Property: 1212 S. 15th Street
Zoning Enforcement Case: ENF-ZON-20-000269-1-Visit #1
Inspection Date: 02/13/2020
Inspection Time: 9:00 AM.

ZONING ENFORCEMENT
NOTICE OF VIOLATION – LAND DEVELOPMENT CODE

Following a complaint, your property was inspected on 02/13/2020. 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 Land Development Code. 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 of the Land Development Code shall be fined not less than \$10 nor more than \$500 for each violation. Each day of violation constitutes a separate offense.

If you disagree with this Notice, you may file an appeal to the Board of Zoning Adjustment (BOZA). Appeals must be filed within thirty (30) days of the date of this Notice. BOZA appeal forms are available at the Office of Planning & Design Services or online at www.louisvilleky.gov/planningdesign.

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.

Ronald Miller
Inspector / Zoning Enforcement Officer
(502) 548-0900
Ronald.Miller2@louisvilleky.gov

If you are not the owner of this property, you have been sent a copy of this Notice as an interested party.

Enforcement Case: ENF-ZON-20-000269-1-Visit #1

V_017 Conditional Use Permit Required (Boarding and Loading House)

Boarding and lodging houses may be allowed in the R-7 zoning district only upon the granting of a Conditional Use Permit and compliance with the listed requirements. Certain land uses due to their extent, nature of operation, limited application, or relationship to natural resources are considered as exceptional cases. The uses may be permitted in certain districts by Conditional Use Permit following a public hearing before the Board of Zoning Adjustment provided such uses will not have an adverse effect on neighboring property, are not in conflict with the goals and plan elements of the Comprehensive Plan, the proposed uses are essential to or will promote the public health, safety, and the general welfare in one or more zones, and are in compliance with the listed standards and requirements. (Louisville Metro Land Development Code Chapter 4 Part 2)

Inspector Comments: Spoke with three occupants who allowed entry to building. All three stated they are paying by the week. Building is in poor condition and does not have a kitchen. There are nine rooms and five occupants. Four rooms are occupied, one room has a bed and four rooms are vacant at time of inspection.

Responsible: Owner

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