



CITATION
2017-00004437

PVA Recorded Property Owner in Violation

**WILSON GREGORY LYNN
7990 BARREN RIVER RD
BOWLING GREEN KY 421017816**

Citation Issued Date: 8/9/2017

Case #: 2017-00005883

Certified Mail #: 7013 0600 0000 6063 8240

Property in Violation: **612 OLD MORGANTOWN RD**

PVA Parcel #: **040A03 116**

Violations: See the attached Inspection Report for the named violations and Titles in Chapter 27, Property Code that have been violated.

Correction Steps: Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of city's ordinances. All vehicles related violations of code title 27-5.03 (a), (b), (c), (d) and (e) must be kept in an approved enclosed building, otherwise remove from premises.

A Code Compliance Re-Inspection will be on **8/21/2017**

Transfer of Property Ownership: International Property Maintenance Code 107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

| | | |
|-----------------------|-----------------|------------------------|
| Civil Penalty: | \$150.00 | Structural 1st Offense |
| | \$3.81 | Postage & Handling |
| | \$153.81 | Total Amount |

Additional Fines and fees: If violation(s) to Chapter 27, Property Code remain on the Property in Violation after the completed Compliance Re-Inspection, additional citations may be issued and those violations will constitute a second or more offense against the Property in Violation. A second offense is double the first offense amount and a third or more offense is doubled from the second offense amount. All fines are subject to a per day fine amount set at the discretion of the Code Enforcement and Nuisance Board. In addition to fines being levied the City may remedy the violations with their own forces if so elected and the cost of that remedy shall be charged against the property owner for collection. All Certified Mail Postage and/or handling fees will be added to this Citation and will be billed to the property owner.

Payment of Fine: If payment of the fine is in person, come to the Treasurer's counter located in the City Annex Building at 1017 College St. If payment is by mail, send to: **City Treasurer, P O Box 1410, Bowling Green KY 42102-1410**

All Fines and Fees that are not paid after being approved by the Code Enforcement and Nuisance Board will be subject to a lien being filed on the Property In-Violation.

THE VIOLATOR SHALL RESPOND TO THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED BY EITHER PAYING THE CIVIL FINE SET OUT ABOVE OR BY REQUESTING A HEARING BEFORE THE CODE ENFORCEMENT AND NUISANCE BOARD TO CONTEST THE CITATION. IF THE VIOLATOR DOES NOT CONTEST THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED, THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO A HEARING AND THE DETERMINATION THAT A VIOLATION WAS COMMITTED SHALL BE CONSIDERED FINAL. IN THIS EVENT, THIS CITATION AS ISSUED SHALL BE DEEMED A FINAL ORDER DETERMINING THAT THE VIOLATION(S) SET OUT IN THIS CITATION WAS COMMITTED AND IMPOSING THE CIVIL FINE SET OUT ABOVE AND THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO APPEAL THE FINAL ORDER TO DISTRICT COURT. IF YOU CONTEST OR APPEAL THIS CITATION, THE CODE ENFORCEMENT AND NUISANCE BOARD HAS THE DISCRETION TO DOUBLE THE CIVIL FINE SET OUT ABOVE, TO IMPOSE A PER DAY FINE FROM THE DATE OF THE CITATION AND TO IMPOSE OTHER REMEDY FINDINGS IF THE BOARD UPHOLDS THE CITATION.

Any request for a hearing contesting the citation shall be in writing giving the reason for the appeal to the Code Enforcement and Nuisance Board using the Appeal form attached to this citation. All requests for hearings shall be mailed to the City of Bowling Green, CENB Clerk, P.O. Box 430, Bowling Green KY 42102-0430. For additional information on appeals, please call: (270) 393-3102. If you request a hearing to contest the citation, do not pay the civil fine set out in this citation until the Code Enforcement and Nuisance Board has rendered a decision on your appeal.

Inspected Address: 612 OLD MORGANTOWN RD

Case #: 2017-00005883

Primary Owner: WILSON GREGORY LYNN
Mailing Address: 7990 BARREN RIVER RD
BOWLING GREEN KY 421017816

Inspector's Findings: Follow-Up Inspection 2017-00004437

08/09/2017 at 9:30 AM

The inspection made at this property revealed the following violations to the Code of Ordinances,
Chapter 27, Property Code:

* **Ext Structure - Protective Treatment - IPMC 304.2**

Inspector's Comments: There are areas of the structure at this location that lack and/or have insufficient protective treatment including, but not limited to, areas of peeling/flaking/chipping paint primarily on the gutters and along the roofline.

This has generated a citizen complaint to our office. The property owner is aware of this violation and has had sufficient time to remedy the problem.

..IPMC.3.304.2-Protective Treatment

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

.IPMC.3.304.1.--General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

* **Ext Structure - Premises Identification - IPMC 304.3**

Inspector's Comments: There is no, or insufficient, premises identification at this location. Please follow guidelines listed below to ensure that the address is clearly visible from the road or street.

..IPMC.3.304.3-Premises Identification

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

.IPMC.3.304.1.--General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

* **Ext Structure - Roof and Drains - IPMC 304.7**

Inspector's Comments: Gutters and/or downspouts on the structure at this location are not maintained in good repair.
Please repair, replace or remove.

..IPMC.3.304.7-Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

.IPMC.3.304.1.--General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

If you do not understand the violation or cannot reference where the violation is on your property, notify the Assigned Code Official for clarification within the next seven days.

If an Appeal is not filed with the Code Enforcement & Nuisance Board Clerk a COMPLIANCE INSPECTION will be on **8/21/2017**

If the property is still in violation after the Compliance Inspection additional citations may be issued until compliance is rendered.

I have inspected the Property in Violation and have found it in non-compliance with the City of Bowling Green's Code of Ordinances, Chapter 27, Property Code and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Brad Schargorodski
Code Official
Office: 270-393-3110
Fax: 270-393-3077
Cell: 270-599-2485
Email: Brad.Schargorodski@bgky.org



CITATION
2017-00005057

PVA Recorded Property Owner in Violation

HIBBITT CHESTER RITA GAYLE & CHESTER LYN
122 KODIAK CT
BOWLING GREEN KY 421016563

Citation Issued Date: 8/8/2017

Case #: 2017-00005917

Certified Mail #: 7013 0600 0000 6063 8233

Property in Violation: **645 PEARL ST**

PVA Parcel #: **039B04 042**

Violations: See the attached Inspection Report for the named violations and Titles in Chapter 27, Property Code that have been violated.

Correction Steps: Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of city's ordinances. All vehicles related violations of code title 27-5.03 (a), (b), (c), (d) and (e) must be kept in an approved enclosed building, otherwise remove from premises.

A Code Compliance Re-Inspection will be on **8/18/2017**

Transfer of Property Ownership: International Property Maintenance Code 107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

| | | |
|-----------------------|-----------------|----------------------------|
| Civil Penalty: | \$200.00 | Non-Structural 2nd Offense |
| | \$3.81 | Postage & Handling |
| | \$203.81 | Total Amount |

Additional Fines and fees: If violation(s) to Chapter 27, Property Code remain on the Property in Violation after the completed Compliance Re-Inspection, additional citations may be issued and those violations will constitute a second or more offense against the Property in Violation. A second offense is double the first offense amount and a third or more offense is doubled from the second offense amount. All fines are subject to a per day fine amount set at the discretion of the Code Enforcement and Nuisance Board. In addition to fines being levied the City may remedy the violations with their own forces if so elected and the cost of that remedy shall be charged against the property owner for collection. All Certified Mail Postage and/or handling fees will be added to this Citation and will be billed to the property owner.

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Inspected Address: **645 PEARL ST**

Case #: **2017-00005917**

Primary Owner: **HIBBITT CHESTER RITA GAYLE & CHESTER LYN**
Mailing Address: **122 KODIAK CT**
BOWLING GREEN KY 421016563

Inspector's Findings: Follow-Up Inspection 2017-00005057

08/08/2017 at 10:30 AM

**The inspection made at this property revealed the following violations to the Code of Ordinances,
Chapter 27, Property Code:**

*** Overgrown Grass - IPMC 302.4**

Inspector's Comments: Grasses/weeds on the property are overgrown including, but not limited to, a fenced-in area to the rear of the property. The property owner has been made aware of this violation and has had over 30 days to bring the property into compliance.

...27.5.07-Weeds / Grasses

Section 302.4 of the International Property Maintenance Code is amended to designate ten (10) inches as the maximum height of weeds or plant growth on properties located in the City except for those parcels being used for agricultural purposes. The presence of any weeds or plant growth, including grass, but excluding crops, trees, bushes, flowers or other ornamental plants, in excess of ten (10) inches in height is hereby declared a nuisance. The property owner is responsible for weeds or plant growth on their property including easements and rights-of-way. Rights-of-way include the property line to the curb or if no curb exists, from the property line to the street.

..IPMC.3.302.4-Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10" inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

*** Nuisances -Duty of Maintenance of Private Property - C27.6.03**

Inspector's Comments:

...27.6.03-Duty of Maintenance of Private Property

No person owning, leasing, occupying or having charge of any property or premises shall maintain or keep any nuisance thereon, nor shall any such person keep or maintain such property or premises in a manner which could cause substantial diminution in the value of the other property in the neighborhood in which such property or premises are located.

If you do not understand the violation or cannot reference where the violation is on your property, notify the Assigned Code Official for clarification within the next seven days.

If an Appeal is not filed with the Code Enforcement & Nuisance Board Clerk a COMPLIANCE INSPECTION will be on **8/18/2017**

If the property is still in violation after the Compliance Inspection additional citations may be issued until compliance is rendered.

I have inspected the Property in Violation and have found it in non-compliance with the City of Bowling Green's Code of Ordinances, Chapter 27, Property Code and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Brad Schargorodski
Code Official
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Fax: 270-393-3077
Cell: 270-599-2485
Email: Brad.Schargorodski@bgky.org