



**CITATION**  
**2016-00007279**

**PVA Recorded Property Owner in Violation**

**WEST STAR PROPERTIES LLC  
1318 SCOTTSVILLE RD  
BOWLING GREEN KY 421042432**

Citation Issued Date: 1/17/2017 11:46 AM

Case #: 2016-00007076

Certified Mail #: 70151730000062996053

Property in Violation: **352 CHERRY WAY**

PVA Parcel #: **040A01 170**

**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 **1/17/2017**

**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.

<b>Civil Penalty:</b>	\$400.00 Non-Structural 3rd Offense
	\$3.77 Postage & Handling
	<b>\$403.77 Total Amount</b>

**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: **352 CHERRY WAY**

Case #: **2016-00007076**

Primary Owner: **WEST STAR PROPERTIES LLC**  
Mailing Address: **1318 SCOTTSVILLE RD  
BOWLING GREEN KY 421042432**

Inspector's Findings: Follow-Up Inspection 2016-00007279

01/06/2017 at 12:00 PM

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

**\* Accessory Structures - IPMC 302.7**

Inspector's Comments: The fence at this location is in a state of disrepair and has been for an extended period of time.  
Please repair, replace or remove.

**..IPMC.3.302.7-Accessory structures**

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**\* Public Nuisance - Exterior Use of Indoor Furniture - C27.6.05c**

Inspector's Comments: There is indoor furniture stored outdoors on the premises including, but not limited to, doors along the side of the building for an extended period of time.  
Please remove any and all indoor furniture from an outdoor location on the premises.

**..27.6.05.-Certain Conditions Declared a Nuisance**

It shall be unlawful for the owner, occupant or person having control or management of any public or private land within the City to permit a public nuisance to develop thereon. Public nuisances include, but are not limited to, the following conditions:

**..27.6.05.c-Exterior Use or Storage of Indoor Furniture**

Exterior use or storage of indoor furniture. The use or storage of furniture which is upholstered or not designed for outdoor use in an uncovered or exposed area in which it is likely to decay, decompose or retain moisture causing a health hazard

**\* Public Nuisance - Dilapidated Structures - C27.6.05i**

Inspector's Comments: The fence on the premises (all, or a portion thereof) does not appear to be structurally sound and/or maintained in good repair. A section of this fence has been damaged and/or in a state of disrepair for an extended period of time.  
Please repair, replace or remove. (See information listed below regarding repair of fencing.)

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**..27.6.05.i-Dilapidated Structures**

Dilapidated structures. All buildings, walls and other structures including, but not limited to greenhouses, smokehouses, antennas, retaining walls, mailboxes and fences, which have been damaged by fire, decay or otherwise and which are in a state of dilapidation, deterioration or decay so as not to provide shelter, sufficient sewer, plumbing, electrical or heating facilities or which are unsound or in danger of collapse or failure and which are a danger to the safety of the public or which are vacant or abandoned and open or accessible to vagrants or passersby or which are otherwise built, erected or maintained in violation of any ordinance. All fences and walls shall be structurally sound and maintained in good repair. Repair of fences and walls shall be made with materials that are comparable in composition, color, size, shape, design and quality to those originally used to construct the fence or wall being repaired. Materials for new fence or wall construction shall be insect and/or weather resistant or have protective treatment applied soon after the construction or repair is completed. Materials such as pallets, slabs or similar materials are not an acceptable construction material;

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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 **1/17/2017**

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

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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**  
**2016-00007322**

**PVA Recorded Property Owner in Violation**

**COSTILLO SERGIO**  
**1032 ADAMS ST**  
**BOWLING GREEN KY 421012104**

Citation Issued Date: 1/17/2017 11:46 AM

Case #: 2016-00008139

Certified Mail #: 70151730000062996046

Property in Violation: **1104 PAYNE ST**

PVA Parcel #: **039B11 087**

**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 **1/17/2017**

**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.

<b>Civil Penalty:</b>	\$1100.00 Repeat Offender Citation Fee
	\$3.77 Postage & Handling
	<b>\$1,103.77 Total Amount</b>

**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: 1104 PAYNE ST

Case #: 2016-00008139

Primary Owner: COSTILLO SERGIO  
Mailing Address: 1032 ADAMS ST  
BOWLING GREEN KY 421012104

Inspector's Findings: Follow-Up Inspection 2016-00007322

01/04/2017 at 10:30 AM

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

\* **Rubbish and garbage - Accumulation - IPMC 308.1**

Inspector's Comments:

**..IPMC.3.308.1-Accumulation of Rubbish or Garbage**

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

\* **Public Nuisance - Exterior Use of Indoor Furniture - C27.6.05c**

Inspector's Comments: There is indoor furniture stored outdoors on the premises.

Please remove any and all indoor furniture from an outdoor location on the premises.

**..27.6.05.-Certain Conditions Declared a Nuisance**

It shall be unlawful for the owner, occupant or person having control or management of any public or private land within the City to permit a public nuisance to develop thereon. Public nuisances include, but are not limited to, the following conditions:

**..27.6.05.c-Exterior Use or Storage of Indoor Furniture**

Exterior use or storage of indoor furniture. The use or storage of furniture which is upholstered or not designed for outdoor use in an uncovered or exposed area in which it is likely to decay, decompose or retain moisture causing a health hazard

\* **Public Nuisance - Parking in Yards - C27.6.05r**

Inspector's Comments: Hay al menos un vehículo estacionado incorrectamente en su propiedad. Por favor, asegúrese de que todos los vehículos en esta ubicación se estacionen en superficies con pavimentos, gravas, hormigón o adoquines de piedra. Es contra la ley estacionar vehículos sobre la hierba o la tierra.

There is at least one improperly parked vehicle on the premises including, but not limited to, in the back yard.

Please ensure all vehicles at this location park on an improved parking surface as defined below.

**..27.6.05.-Certain Conditions Declared a Nuisance**

It shall be unlawful for the owner, occupant or person having control or management of any public or private land within the City to permit a public nuisance to develop thereon. Public nuisances include, but are not limited to, the following conditions:

**..27.6.05.r-Parking in yards**

Parking in yards. The parking or storage or allowing another to park or store a motor vehicle in the front, side or rear yard of any property upon any surface other than an improved parking surface. For the purposes of this Section motor vehicles is defined as a licensed means of motorized transportation for the movement of people and goods along public roadways including, but not limited to cars, trucks, vans, RVs and motorcycles;

NOTE: "Improved Parking Surface" shall be defined as existing gravel, concrete, brick pavers or asphalt surfaces generally used for parking motor vehicles. The expansion of, or adding additional parking surfaces may require permits and be approved by the Bowling Green Warren County Planning & Zoning office.

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