

Neighborhood & Community Services  
Code Enforcement Division  
707 E. Main Ave. PO Box 430  
Bowling Green, KY 42102-0430



Violation of Bowling Green Code of  
Ordinances' Chapter 27, Property Code

**CITATION**  
**2017-00003544**

**ROBERSON RICHARD**  
**4425 MAPLE LN**  
**BOWLING GREEN KY 421010000**

Citation Issued Date: 12/7/2017

Case #: 2017-00003659

Certified Mail #:

Property in Violation: **4425 MAPLE LN**

PVA Parcel #: **029A16 040**

**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

**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: \$75.00**

**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** Pay online at: <http://www.bgky.org>

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.

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Inspected Address: 4425 MAPLE LN

Case #: 2017-00003659

Primary Owner: ROBERSON RICHARD  
Mailing Address: 4425 MAPLE LN  
BOWLING GREEN KY 421010519

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Inspector's Findings: Initial Inspection 2017-00003544

4/18/2017 1:45:00 PM

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The inspection made at this property revealed the following violations to the Code of Ordinances:

**Overgrown Grass - IPMC 302.4**

**\* Weeds / Grasses**

Inspector's Comments: [REDACTED]

BGKY C27 27.5.07 - 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.

**\* Weeds**

Inspector's Comments: [REDACTED]

IPMC 3.302.4 - 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.

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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

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, Chapter 21, Streets & Sidewalks and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Tim Butts  
Code Official  
Office: 270-393-3108  
Email: tim.butts@bgky.org



**CITATION**  
**2017-00011103.1**

**JADE VENTURES LLC % MILLS PROP MGMT**  
**1207 US 31W BYPASS**  
**BOWLING GREEN KY 421013471**

Citation Issued Date: 12/7/2017  
Case #: 2017-00009104  
Certified Mail #: 7015 1730 0000 6308 4940

Property in Violation: **148 PLAIN AVE**

PVA Parcel #: **040A01 218**

**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 **12/18/2017**

**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: \$153.81**

**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: 148 PLAIN AVE

Case #: 2017-00009104

Primary Owner: JADE VENTURES LLC % MILLS PROP MGMT  
Mailing Address: 1207 US 31W BYP  
BOWLING GREEN KY 421012557

Inspector's Findings: Code Enforcement 2017-00011103.1

12/7/2017 8:15:00 AM

The inspection made at this property revealed the following violations to the Code of Ordinances:

**Dangerous Building**

**\* Closing of Vacant Structures**

Inspector's Comments:

IPMC 1.2.108.2.- - If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

**\* Additional Building Characteristics**

Inspector's Comments: The vacant, unsecured structure at this location is characterized by disconnected utilities since May of 2017, broken windows, broken glass and open doors.

BGKY C27 27.5.02.a.5 - An unsafe / problem structure is defined as a building or other structure that poses a nuisance or danger to the public, police department or fire department and includes, but is not limited to the definition in the International Property Maintenance Code, as well as the following:

A building characterized by disconnected utilities, extensive broken glass, peeling or flaking paint on the exterior walls, loose or rotting materials on the roof or the exterior walls;

**C27.5.02.a.b Compliance Time Period**

When an unsafe / problem structure, not in danger of structural collapse, has been closed and secured from entry and the elements by the property owner and the structure continues to remain closed and secured from entry and the elements by approved methods, it may remain standing in a safe condition for a period not to exceed sixty (60) days from the date of the condemnation, fire, or damage from other means, or the date of the release of the property from a governmental, criminal, fire or explosives investigation, at which time an application must have been made for a building permit to repair or for a demolition permit. If a building permit is requested and approved, repair or renovation work to bring the property into compliance must be completed within sixty (60) days of the date of the issuance of the permit. If a demolition permit is requested and approved, demolition must be initiated within five (5) days and must be completed within thirty (30) days of the date of the issuance of the demolition permit.

**C27.5.02.a.c Failure to Comply**

Failure of the property owner to obtain the required permit(s) in the specified time and/or to keep the structure closed and secured from entry shall constitute permission to an official, employee, or other authorized agent of the City to enter upon the property to remedy the situation and to abate the nuisance by demolition and removal of the unsafe / problem structure.

### \* Vacant Building Not Secured

Inspector's Comments: The vacant structure at this location has broken windows and an open door/doors making it unsecured and open to entry and the elements for an extended period of time.

This is the 2nd time this structure has been vacant and unsecured in the past two months. The property owner was given notice by mail, phone and email regarding the status of this dangerous building and ample time to secure it.

BGKY C27 27.5.02.a.6 - An unsafe / problem structure is defined as a building or other structure that poses a nuisance or danger to the public, police department or fire department and includes, but is not limited to the definition in the International Property Maintenance Code, as well as the following:

Any vacant building or structure not secured from entry or the elements.

#### C27.5.02.a.b Compliance Time Period

When an unsafe / problem structure, not in danger of structural collapse, has been closed and secured from entry and the elements by the property owner and the structure continues to remain closed and secured from entry and the elements by approved methods, it may remain standing in a safe condition for a period not to exceed sixty (60) days from the date of the condemnation, fire, or damage from other means, or the date of the release of the property from a governmental, criminal, fire or explosives investigation, at which time an application must have been made for a building permit to repair or for a demolition permit. If a building permit is requested and approved, repair or renovation work to bring the property into compliance must be completed within sixty (60) days of the date of the issuance of the permit. If a demolition permit is requested and approved, demolition must be initiated within five (5) days and must be completed within thirty (30) days of the date of the issuance of the demolition permit.

#### C27.5.02.a.c Failure to Comply

Failure of the property owner to obtain the required permit(s) in the specified time and/or to keep the structure closed and secured from entry shall constitute permission to an official, employee, or other authorized agent of the City to enter upon the property to remedy the situation and to abate the nuisance by demolition and removal of the unsafe / problem structure.

## Exterior Structure

### \* Vacant Structures and Land

Inspector's Comments: The vacant structure at this location is characterized by broken windows, unsecured doors, broken glass and is otherwise not maintained in good repair.

IPMC 3.301.3 - All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

### \* Glazing

Inspector's Comments: There are multiple broken/boarded/missing windows on the structure at this location.

IPMC 3.304.13.1 - 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.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.

### \* Doors

Inspector's Comments: An exterior door/doors is not maintained in good repair at this location including, but not limited to, the front and/or back doors and storm door.

IPMC 3.304.15 - 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.

All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

## Nuisance

**\* Duty of Maintenance of Private Property**

Inspector's Comments:

BGKY C27 27.6.03 - 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.

**\* Dilapidated Structures**

Inspector's Comments:

BGKY C27 27.6.05.i - Dilapidated structures. All buildings, walls and other structures 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;

**\* Attractive Nuisances**

Inspector's Comments:

BGKY C27 27.6.05.n - 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:

Attractive nuisances. The allowing of any physical condition, use or occupancy of any property or premises to be an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, standing pools of water, basements, excavations, retaining walls, unsafe fences and refrigerators, freezers, ice chests, ice boxes or similar airtight box or container which has a locking device inoperable from within, without first unhinging and removing the door or lid and detaching the locking device from the door or lid;

**\* Accumulation of Rubbish or Garbage**

Inspector's Comments: There is broken glass around the exterior of the structure.

IPMC 3.308.1 - All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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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 **12/18/2017**

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

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Brad Schargorodski  
Code Official  
Office: 270-393-3110  
Email: brad.schargorodski@bgky.org





**CITATION**  
**2017-00010569.4**

**CASTILLO SERGIO**  
**364 PRUITT RD**  
**BOWLING GREEN KY 421019381**

Citation Issued Date: 12/11/2017  
Case #: 2017-00008887  
Certified Mail #: 7015 1730 0000 6308 4988

Property in Violation: **425 11TH AVE W**

PVA Parcel #: **039B11 117**

**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 **12/22/2017**

**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: \$1,103.81**

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Inspected Address: 425 11TH AVE W

Case #: 2017-00008887

Primary Owner: CASTILLO SERGIO  
Mailing Address: 364 PRUITT RD  
BOWLING GREEN KY 421019381

Inspector's Findings: Code Enforcement 2017-00010569.4

12/11/2017 8:15:00 AM

The inspection made at this property revealed the following violations to the Code of Ordinances:

**Nuisance**

**\* Duty of Maintenance of Private Property**

Inspector's Comments:

BGKY C27 27.6.03 - 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.

**\* Junk; Scrap Metal**

Inspector's Comments: There is junk/scrap on the premises. Please remove any and all junk/scrap from the premises.

BGKY C27 27.6.05.a - 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:

Junk; scrap metal. The storage of junk motor vehicles, motor vehicle parts, storage tanks, dumpsters, refuse/trash containers not being served by the County's garbage collection franchisees, junk machinery, machinery parts, abandoned, discarded or unused appliances, objects or equipment in unusable condition such as stoves, refrigerators, washers, dryers and similar equipment, or scrap metal (whether recyclable or unrecyclable) within the City limits, except on premises authorized by the City for such purposes;

**\* Exterior Use or Storage of Indoor Furniture**

Inspector's Comments: There is indoor furniture stored outdoors on the premises (upholstered car seats). Please remove any and all indoor furniture from an outdoor location on the premises.

BGKY C27 27.6.05.c - 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:

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

**\* Scattering Garbage**

Inspector's Comments: There is garbage scattered on the premises. Please remove. Also please ensure that garbage and trash are properly disposed of to avoid scattering of rubbish/garbage.

BGKY C27 27.6.05.m - 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:

Scattering garbage, etc. The throwing, placing, or scattering of any garbage, rubbish, trash, or other refuse over or upon any premises, street or alley, either public or private, or adjacent thereto, and either with or without the intent to later remove or burn;



**\* Graffiti**

Inspector's Comments: There is graffiti on the premises in at least one location including, but not limited to, on the shed/accessory structure. Please remove any and all graffiti/defacement at this location.

BGKY C27 27.6.05.o - 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:

Graffiti. The allowing of any graffiti which is defined as any inscription, drawing or design that is scratched, painted, sprayed or placed on any surface of any structure that has no redeeming artistic, moral or social value;

**\*IPMC 3.302.9 Defacement of Property**

No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

**\* Parking in yards**

Inspector's Comments: There is at least one vehicle parked on the grass/yard at this location. Please ensure all vehicles at this location park on an improved parking surface as defined below.

BGKY C27 27.6.05.r - 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:

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.

**\* Accumulation of Rubbish or Garbage**

Inspector's Comments: There is an accumulation of rubbish/garbage outdoors on the property including, but not limited to, bags of trash for an extended period of time, boxes, buckets, scattered garbage, etc.

IPMC 3.308.1 - All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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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, Chapter 21, Streets & Sidewalks and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Brad Schargorodski  
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