



**Per Day Fine - CITATION**  
**2017-0000082**

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**PVA Recorded Property Owner in Violation**

**RICHARDSON KELLY D**  
**PO BOX 65224**  
**SHORELINE WA 981559224**

Citation Issued Date: 03/13/2017

Case #: 2016-00007433

Certified Mail #: 70151730000062996138

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Property in Violation: **205 14TH AVE W**

PVA Parcel #: **039B15 087**

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**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.

**Code Compliance Re-Inspection:** **Property owner must contact the Code Enforcement Office for compliance inspection.**

**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:** Pursuant to directions from the Code Enforcement Board, there is hereby imposed a daily civil penalty in the amount of **\$100.00 per day** which civil penalty shall continue until the property owner notifies the code enforcement office that the property is in compliance and an inspection verifies this to be the case or for the period of **60 days**, whichever occurs first. **If the violations are remedied, the property owner shall immediately notify the undersigned Code Official for a compliance inspection.**

**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 MAY CONTEST THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE OF THE CITATION BY REQUESTING A HEARING BEFORE THE CODE ENFORCEMENT AND NUISANCE BOARD. 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: **205 14TH AVE W**

Case #: **2016-00007433**

Primary Owner: **RICHARDSON KELLY D**  
Mailing Address: **PO BOX 65224**  
**SHORELINE WA 981559224**

Inspector's Findings: Follow-Up Inspection 2017-00000082

03/13/2017 at 11:45 AM

**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: There are accessory structures on the premises that are in a state of disrepair and/or not maintained in good condition.

This includes, but is not limited to, two sheds/detached garages, and several areas of fence.

Please replace, repair 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.

**\* Defacement of Property & Graffiti - IPMC 302.9**

Inspector's Comments:

**..27.6.05.o-Graffiti**

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.

**\* 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 missing and/or damaged siding, exposed/unprotected wood on the front back and sides of the house.

Please repair or replace.

**..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 - Foundation Walls - IPMC 304.5**

Inspector's Comments:

**..IPMC.3.304.5-Foundation Walls**

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

**.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: The roof on the structure at this location does not appear to be maintained in good repair and/or sound, tight and/or has defects which may admit rain including, but not limited to, exposed/decaying wood, missing fascia and areas along the roof that appear to be in a state of deterioration and/or not maintained in good repair.

Please repair or replace.

**..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.

**\* Ext Structure-Stairways, decks, porches & balconies -IPMC 304.10**

Inspector's Comments: The porch on the structure does not appear to be maintained in good repair at the front of the house. Loose and rotting/decaying wood cause tripping hazards and may not be able to properly support imposed loads.

**..IPMC.3.304.10-Stairways, Decks, Porches & Balconies**

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

**.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-Windows, skylights & frames-IPMC 304.13.1&2**

Inspector's Comments: There is at least one broken/boarded/missing window on a structure on the premises.

Please repair or replace any and all missing/broken/boarded windows at this location.

**.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.

### **.IPMC.3.304.13.1-Glazing**

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.

### **.IPMC.3.304.13.2-Openable Windows**

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

#### **\* 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.

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

Inspector's Comments: The exterior of the structure at this location is in a state of disrepair and is in a manner which could cause substantial diminution in the value of other property in the neighborhood in which it is located.

### **...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.

#### **\* 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.

Accessory structures on the premises are also not maintained in good repair and appear to be in a state of dilapidation.

Please repair, replace or remove. (See information listed below regarding repair of fencing.)

### **..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.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;

\* **Public Nuisance - Graffiti - C27.6.05o**

Inspector's Comments: There is graffiti on the premises in multiple locations.

Please remove any and all graffiti/defacement at this location.

**..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.o-Graffiti**

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;

\* **Public Nuisance - Tires on Property - C27.6.05t**

Inspector's Comments: There are tires stored outdoors on the property. Please remove any and all tires from an outdoor location.

(Also note that Scott Waste will not pick up tires, they must be properly recycled or disposed of by the owner.)

**..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.t-Tires**

Tires. The outdoor storage of tires within the City limits, except on premises authorized by the City for such purposes; and,

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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.

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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**  
**2017-00000155**

**PVA Recorded Property Owner in Violation**

**SMITH JERRY & BRENDA**  
**1042 US 31W BY PASS**  
**BOWLING GREEN KY 421012418**

Citation Issued Date: 3/8/2017

Case #: 2017-00000169

Certified Mail #:

Property in Violation: **1628 SUNRISE DR S**

PVA Parcel #: **040A06 022**

**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 **1/23/2017**

**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:**  **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.

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Inspected Address: 1628 SUNRISE DR S

Case #: 2017-00000169

Primary Owner: SMITH JERRY & BRENDA  
Mailing Address: 1042 US 31W BY PASS  
BOWLING GREEN KY 421012418

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Inspector's Findings: Initial Inspection 2017-00000155

01/13/2017 at 8:30 AM

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

\* **Motor Vehicles - Unlicensed - C27.5.03a**

Inspector's Comments: There are two vehicles that appear to be unlicensed. Please repair, or remove any and all unlicensed vehicles.

**..27.1.03.Junk Motor Vehicle-Definitions: Junk Motor Vehicle**

"Junk Motor Vehicle" is any inoperable motor vehicle, whether repairable or not, without a current valid license plate, or which is rusted, wrecked, discharged, partially or totally dismantled or abandoned.

**.27.5.03.a. a-Unlicensed/Inoperable Motor Vehicle**

No inoperative or unlicensed motor vehicle, whether repairable or not, shall be parked, kept or stored on any public right-of way. No junk motor vehicle, shall be parked, kept or stored on any private premises longer than three (3) calendar days unless contained within an approved enclosed building. No motor vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled unless contained within an approved enclosed building.

\* **Motor Vehicles - Inoperable - C27.5.03a**

Inspector's Comments: There is at least two inoperable vehicles at this property. Please repair or remove any and all inoperable vehicles.

**..27.1.03.Junk Motor Vehicle-Definitions: Junk Motor Vehicle**

"Junk Motor Vehicle" is any inoperable motor vehicle, whether repairable or not, without a current valid license plate, or which is rusted, wrecked, discharged, partially or totally dismantled or abandoned.

**.27.5.03.a. a-Unlicensed/Inoperable Motor Vehicle**

No inoperative or unlicensed motor vehicle, whether repairable or not, shall be parked, kept or stored on any public right-of way. No junk motor vehicle, shall be parked, kept or stored on any private premises longer than three (3) calendar days unless contained within an approved enclosed building. No motor vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled unless contained within an approved enclosed building.

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

Inspector's Comments: This property has had nine nuisance code violations over the last two years. Due to the ongoing issues at this property this will be the last notice of violation, with no extensions given. On the morning of Monday the 23rd of January 2017 an inspection will be conducted, and if the property is no wholly in compliance a citation will be issued that morning. For the best possible explanation of the actions needed to be taken to achieve compliance please feel free to call the inspector, Moe Hillard at 270-799-5788, as soon as possible to allow time for work to be completed before the final inspection date.

**...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.

\* **Duty of Maint of Streets, Sidewalks, Drainage Area - C27.6.04**

Inspector's Comments: This is the tenth case on this property in the last two years. The owners have repeatedly been asked to come into compliance and their answer has been to bundle all the junk under tarps, and in pickup beds and trailers. The tarps are quickly blown off, and the junk is never removed from the pickup or trailer. This notice is calling for a complete remove of all junk from this property. To schedule an appointment for the inspector to meet with the owners at the property to give exact details of what needs to be done to achieve compliance please call Moe Hillard at 270-799-5788. On the morning of March 20th the compliance inspection will be conducted, if the property has not been brought into complete compliance another citation will be issued.

**...27.6.04-Duty of Maint of Streets, Sidewalks, Drainage Areas & Public Way**

No person shall place, throw, deposit or allow to accumulate or grow or cause to be erected or placed on any street, alley, sidewalk, gutter, storm sewer, public or private drainage ditch or drainage structure or any other public right-of-way, easement or public property, any rubbish, garbage, construction or demolition debris, landscaping debris, furniture, signs, large rocks or boulders, fences, posts, stakes, weeds, inoperative or unlicensed motor vehicle, junk or scrap metal as hereinabove declared to be a public nuisance, abandoned property or any other obstruction or encroachment of any nature, and any other materials which may do injury to any person, animal or property, including any person traveling on the street, alley, sidewalk or other public property, except for premises authorized by the City for such purposes. The presence of such liquids or substances in or upon any street, alley, sidewalk, gutter, storm sewer, public or private drainage ditch or any public right-of-way or easement or property shall constitute a nuisance and is a violation of this Subchapter. Every person owning, occupying or having control or management of any building or lot in the City shall also keep the sidewalk adjacent to such building or lot open and free from all ice, snow and other obstructions, barriers and impediments of every description and shall not allow or permit any tree, brush, hedge or other vegetation to grow in a manner which interferes with normal sidewalk traffic or vehicular traffic within the public right-of-way or to permit any tree, brush, hedge or other vegetation to become diseased to such an extent that it becomes a hazard to persons or property using the sidewalk or streets adjacent to such property. In addition to any other remedies in this Chapter, any materials in violation of this Section found on City streets, sidewalks, public ways, public or private drainage areas and other public property may be removed immediately by the City with or without notice to the property owner. Notwithstanding the above provisions, temporary signs advertising the sale or lease of real estate shall be allowed in City rights-of-way pursuant to the provisions of Chapter 21 (Streets and Sidewalks).

\* **Public Nuisance - Junk; Scrap metal - C27.6.05a**

Inspector's Comments: There is what appears to be junk scattered around this property. Please remove any and all junk.

**..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.a-Junk; Scrap Metal**

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;



\* **Public Nuisance-Const, Demolition or Landscape Debris -C27.6.05b**

Inspector's Comments: There is construction material being stored outdoors at this property. Please remove any and all construction material from outdoor storage.

**..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.b-Accumulation of Construction, Demolition or Landscaping Debris**

Accumulation of construction, demolition, landscaping debris or other waste materials. All exterior property and premises shall be free from any accumulation of combustible and noncombustible waste materials, including any material resulting from maintenance, demolition, repair, alteration or construction of buildings, structures or grounds, or landscaping or natural damage of grounds, including, but not limited to, ashes, stones, glass, concrete, fallen trees, tree branches, brush and yard trimmings;

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

Inspector's Comments:

**..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 - Scattering garbage, etc. - C27.6.05m**

Inspector's Comments:

**..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.m-Scattering Garbage**

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;

\* **Public Nuisance - Tires on Property - C27.6.05t**

Inspector's Comments:

**..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.t-Tires**

Tires. The outdoor storage of tires within the City limits, except on premises authorized by the City for such purposes; and,

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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 **1/23/2017**

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.



Moe Hillard  
Code Official  
Office: 270-393-3479  
Fax: 270-393-3077  
Cell: 270-799-5788  
Email: Moe.Hillard@bgky.org



**CITATION**  
**2017-0000951**

**PVA Recorded Property Owner in Violation**

**WHITNEY SANDY**  
**1809 WALDEN RD**  
**BOWLING GREEN KY 421014260**

Citation Issued Date: 3/8/2017

Case #: 2017-00001499

Certified Mail #: 70130600000060638844

Property in Violation: **1809 WALDEN RD**

PVA Parcel #: **028A16 084**

**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 **3/20/2017**

**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>	\$100.00	Non-Structural 1st Offense
	\$3.81	Postage & Handling
	<b>\$103.81</b>	<b>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.

**Neighborhood and  
Community Services**

**City of Bowling Green**  
**Inspection Report**

**Code Enforcement Division**  
**Code Official**  
**Moe Hillard**

Inspected Address: **1809 WALDEN RD**

Case #: **2017-00001499**

Primary Owner:

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

**\* Motor Vehicles - Inoperable - C27.5.03a**

Inspector's Comments: There is an inoperable pickup (flat tires) at this property. Please repair or remove any and all inoperable vehicles.

**..27.1.03.Junk Motor Vehicle-Definitions: Junk Motor Vehicle**

"Junk Motor Vehicle" is any inoperable motor vehicle, whether repairable or not, without a current valid license plate, or which is rusted, wrecked, discharged, partially or totally dismantled or abandoned.

**..27.5.03.a. a-Unlicensed/Inoperable Motor Vehicle**

No inoperative or unlicensed motor vehicle, whether repairable or not, shall be parked, kept or stored on any public right-of way. No junk motor vehicle, shall be parked, kept or stored on any private premises longer than three (3) calendar days unless contained within an approved enclosed building. No motor vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled unless contained within an approved enclosed building.

**\* Public Nuisance - Tires on Property - C27.6.05t**

Inspector's Comments: There are numerous tires being stored outdoors (in bed of pick up). Please remove any and all tires from outdoor storage.

**..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.t-Tires**

Tires. The outdoor storage of tires within the City limits, except on premises authorized by the City for such purposes; and,

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 **3/20/2017**

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.

Moe Hillard  
Code Official  
Office: 270-393-3479  
Fax: 270-393-3077  
Cell: 270-799-5788  
Email: Moe.Hillard@bgky.org