



**CITATION**  
**2017-00001640**

**PVA Recorded Property Owner in Violation**

**RIVAS BENIGNO & SERRANO ROSALIA**  
**1020 RAVEN AVE**  
**BOWLING GREEN KY 421015145**

Citation Issued Date: 3/30/2017

Case #: 2017-00002078

Certified Mail #: 70151520000358489301

Property in Violation: **1020 RAVEN AVE**

PVA Parcel #: **039B03 120**

**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 **4/10/2017**

**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>	\$200.00	Non-Structural 2nd Offense
	\$3.81	Postage & Handling
	<b>\$203.81</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.

Inspected Address: 1020 RAVEN AVE

Case #: 2017-00002078

Primary Owner: RIVAS BENIGNO & SERRANO ROSALIA  
Mailing Address: 1020 RAVEN AVE  
BOWLING GREEN KY 421015145

Inspector's Findings: Follow-Up Inspection 2017-00001640

03/30/2017 at 10:45 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.

**\* Rubbish and garbage - Refrigerators - IPMC 308.2.2**

Inspector's Comments: There are discarded appliances on the property that have not had doors removed or otherwise cause an attractive nuisance.

Los refrigeradores y aparatos similares que no están funcionando no deben de ser descartados, abandonados o almacenados en su terreno/propiedad sin quitarles primero las puertas.

**.IPMC.3.308.2.2-Refrigerators**

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

**\* 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.

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

Inspector's Comments: There is junk/scrap on the premises including, but not limited to, numerous unused/discarded appliances.

Please remove any and all junk/scrap from the premises.

Hay basura / chatarra en su terreno o propiedad, que incluyen los siguientes, y no es limitado a, un aparato electrodoméstico que no sirve o ha sido descartado. Por favor, elimine toda la basura / desechos de su terreno."

**..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;

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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 **4/10/2017**

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