



**CITATION**  
**2017-00002479**

**PVA Recorded Property Owner in Violation**

**HURST JOHN R**  
**3990 S EL POMAR RD**  
**TEMPLETON CA 934658665**

Citation Issued Date: 5/9/2017

Case #: 2017-00003678

Certified Mail #: 70130600000060639513

Property in Violation: **530 DENNIS WAY**

PVA Parcel #: **040A04 086**

**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 **5/19/2017**

**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.

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Inspected Address: **530 DENNIS WAY**

Case #: **2017-00003678**

Primary Owner: **HURST JOHN R**  
Mailing Address: **3990 S EL POMAR RD**  
**TEMPLETON CA 934658665**

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Inspector's Findings: Follow-Up Inspection 2017-00002479

05/09/2017 at 9:30 AM

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

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

Inspector's Comments: **There is interior furniture being stored outdoors at this property. Please remove any and all interior furniture 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.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 - Accumulation of Refuse - C27.6.05I**

Inspector's Comments: **There is rubbish being stored outdoors at this property. Please remove any and all rubbish 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.I-Accumulation of Refuse/Trash Containers**

Accumulation of refuse/trash and placement of trash containers/recycle containers. The storing or permitting the accumulation of refuse/trash, unless such refuse/trash is kept separately in standard refuse/trash containers or dumpsters which are covered by solid, tight fitting lids and which have no uncovered holes, and the storing or permitting the accumulation of refuse and trash for which removal of refuse and trash is not provided. Trash containers/recycle containers in residential areas are permitted more than five (5) feet past the front corner of the residence only on the assigned pickup date for the residence where they are placed;

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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 **5/19/2017**

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**  
**2017-00002490**

**PVA Recorded Property Owner in Violation**

**LIGATA SAFET & SAMRA**  
**261 SOUTHWIND DR**  
**BOWLING GREEN KY 421048550**

Citation Issued Date: 5/15/2017

Case #: 2017-00003942

Certified Mail #: 70151730000063152328

Property in Violation: **1518 COPPER RUN WAY**

PVA Parcel #: **028A05 202**

**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 **5/25/2017**

**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.

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**Neighborhood and  
Community Services**

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

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

Inspected Address: **1518 COPPER RUN WAY**

Case #: **2017-00003942**

Primary Owner

Plaintiff/Address: **LIGATA SAFFIT & SAMRA**  
**269 SOUTH WIND DR**  
**BOWLING GREEN KY 421048550**

Inspector's Findings: Follow-Up Inspection 2017-00002490

05/15/2017 at 7:15 AM

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

**\* Overgrown Grass - IPMC 302.4**

Inspector's Comments: The right of way on this property is very overgrown. The inspector has made numerous attempts to get this area mowed. There will be a re-inspection date of 5/25/17. If the right of way has not been mowed there will be another citation issued. Please mow.

**...27.5.07-Weeds / Grasses**

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

**..IPMC.3.302.4-Weeds**

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

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

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 **5/25/2017**

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



**CITATION**  
**2017-00002767**

**PVA Recorded Property Owner in Violation**

**ALVARADO ALEX  
164 BRISTOW RD  
BOWLING GREEN KY 421019501**

Citation Issued Date: 5/9/2017  
Case #: 2017-00004274  
Certified Mail #: 7015 1730 0000 6243 4869

Property in Violation: **303 GAYLE WAY**

PVA Parcel #: **040A01 111**

**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

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<b>Civil Penalty:</b>	\$100.00	Non-Structural 1st Offense
	\$3.81	Postage & Handling
	<b>\$103.81</b>	<b>Total Amount</b>

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Inspected Address: **303 GAYLE WAY**

Case #: **2017-00004274**

Primary Owner: **ALVARADO ALEX**  
Mailing Address: **164 BRISTOW RD**  
**BOWLING GREEN KY 421019501**

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Inspector's Findings: Follow-Up Inspection 2017-00002767

05/09/2017 at 8:00 AM

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

**\* Overgrown Grass - IPMC 302.4**

Inspector's Comments:

**...27.5.07-Weeds / Grasses**

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

**..IPMC.3.302.4-Weeds**

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

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

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**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 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**  
**2017-00002772**

**PVA Recorded Property Owner in Violation**

**BARILLAS DE ESPINOZA ELODIA JULISSA**  
**815 WINONA CT**  
**BOWLING GREEN KY 421011880**

Citation Issued Date: 5/9/2017

Case #: 2017-00004279

Certified Mail #: 7015 1520 0003 5848 9783

Property in Violation: **815 WINONA AVE**

PVA Parcel #: **039B08 014**

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

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<b>Civil Penalty:</b>	\$200.00	Non-Structural 2nd Offense
	\$3.81	Postage & Handling
	\$50.00	Work Order Fee
	<b>\$253.81</b>	<b>Total Amount</b>

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Inspected Address: **815 WINONA AVE**

Case #: **2017-00004279**

Primary Owner: **BARILLAS DE ESPINOZA ELODIA JULISSA**  
Mailing Address: **815 WINONA CT  
BOWLING GREEN KY 421011880**

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Inspector's Findings: Follow-Up Inspection 2017-00002772

05/09/2017 at 9:15 AM

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

**\* Overgrown Grass - IPMC 302.4**

Inspector's Comments:

**...27.5.07-Weeds / Grasses**

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**CITATION**  
**2017-00002806**

**PVA Recorded Property Owner in Violation**

**BAXTER MICHAEL & DAWN**  
**1729 DUCHESS DR**  
**BOWLING GREEN KY 421014255**

Citation Issued Date: 5/11/2017

Case #: 2017-00004157

Certified Mail #: 7013060000060639520

Property in Violation: **1729 DUCHESS DR**

PVA Parcel #: **028A16 043**

**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.

<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.**

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Inspected Address: 1729 DUCHESS DR

Case #: 2017-00004157

Primary Owner: BAXTER MICHAEL & DAWN  
Mailing Address: 1729 DUCHESS DR  
BOWLING GREEN KY 421014255

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Inspector's Findings: Follow-Up Inspection 2017-00002806

05/11/2017 at 6:15 AM

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

**\* Overgrown Grass - IPMC 302.4**

Inspector's Comments: [REDACTED]

**...27.5.07-Weeds / Grasses**

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

**..IPMC.3.302.4-Weeds**

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

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

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

Inspector's Comments: [REDACTED]

**..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

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**  
**2017-00002857**

**PVA Recorded Property Owner in Violation**

**WOOD DORTHEY M**  
**166 BUTLER WAY**  
**BOWLING GREEN KY 421012858**

Citation Issued Date: 5/11/2017  
Case #: 2017-00004346  
Certified Mail #: 7015 1730 0000 6243 4852

Property in Violation: **166 BUTLER WAY**

PVA Parcel #: **040A01 010**

**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.

<b>Civil Penalty:</b>	\$100.00	Non-Structural 1st Offense
	\$3.81	Postage & Handling
	\$50.00	Work Order Fee
	<b>\$153.81</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.

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**Neighborhood and  
Community Services**

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

**Code Enforcement Division**  
**Code Official**

**Brad Schargorodski**

Inspected Address: **166 BUTLER WAY**

Case #: **2017-00004346**

Primary Owner: **WOOD DORTHEY M**  
Mailing Address: **166 BUTLER WAY**  
**BOWLING GREEN KY 421012858**

Inspector's Findings: Follow-Up Inspection 2017-00002857

05/11/2017 at 9:00 AM

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

**\* Overgrown Grass - IPMC 302.4**

Inspector's Comments: [REDACTED]

**...27.5.07-Weeds / Grasses**

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

**..IPMC.3.302.4-Weeds**

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

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

**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.**

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**  
**2017-00002864**

**PVA Recorded Property Owner in Violation**

**RYNER DONALD W & MARY JO**  
**208 W 13TH AVE**  
**BOWLING GREEN KY 421012047**

Citation Issued Date: 5/11/2017

Case #: 2017-00004353

Certified Mail #: 7015 1730 0000 6243 4890

Property in Violation: **208 13TH AVE W**

PVA Parcel #: **039B15 058**

**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.

<b>Civil Penalty:</b>	\$200.00	Non-Structural 2nd Offense
	\$3.81	Postage & Handling
	\$75.00	Work Order Fee
	<b>\$278.81</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.

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**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.**

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Inspected Address: **208 13TH AVE W**

Case #: **2017-00004353**

Primary Owner: **RYNER DONALD W & MARY JO**  
Mailing Address: **208 W 13TH AVE**  
**BOWLING GREEN KY 421012047**

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Inspector's Findings: Follow-Up Inspection 2017-00002864

05/11/2017 at 10:45 AM

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

**\* Overgrown Grass - IPMC 302.4**

Inspector's Comments:

**...27.5.07-Weeds / Grasses**

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

**..IPMC.3.302.4-Weeds**

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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 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**  
**2017-00002875**

**PVA Recorded Property Owner in Violation**

**TURNER HAROLD & MARY F % WALTON LILLIE**  
**185 WAGON TRL**  
**BOWLING GREEN KY 421039030**

Citation Issued Date: 5/12/2017

Case #: 2017-00002896

Certified Mail #: 7015 1730 0000 6315 2106

Property in Violation: **301 WOODFORD AVE**

PVA Parcel #: **039B12 044**

**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 **5/22/2017**

**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.

<b>Civil Penalty:</b>	\$3.81	Postage & Handling
	\$150.00	Structural 1st Offense
	<b>\$153.81</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.

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Inspected Address: **301 WOODFORD AVE**

Case #: **2017-00002896**

Primary Owner: **TURNER HAROLD & MARY F % WALTON LILLIE**  
Mailing Address: **185 WAGON TRL  
BOWLING GREEN KY 421039030**

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Inspector's Findings: Follow-Up Inspection 2017-00002875

05/12/2017 at 8:45 AM

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

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

Inspector's Comments: The roof on the dwelling at this location does not appear to be maintained in good repair and/or sound, tight and/or has defects which may admit rain. There are leaks at the front porch and inside the home, some of which were actively leaking during the inspection, and signs of water damage in the dwelling.

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 roof/overhang on the front porch does not appear to be maintained in good condition as it was actively leaking in more than one location during the inspection.

**..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 are several broken/boarded/missing windows on the premises. This includes, but is not limited to, the front of the house, the front door, the kitchen window. Additionally at least one window in the house is screwed shut and is designed to be an openable window.

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.

\* **Ext Structure - Insect screens - IPMC 304.14**

Inspector's Comments: As there is no central air-conditioning throughout the home, nor window air units installed to properly cool the habitable rooms in the home, insect screens shall be installed for proper ventilation if air conditioning is not installed.

**..IPMC.3.304.14-Insect Screens**

During the period from April 1 to October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

**.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 - Doors - IPMC 304.15**

Inspector's Comments: The front door to this dwelling is not maintained in good repair or proper working order.

The door is characterized by broken/missing/boarded glass and has open holes allowing entry of the elements. Door hardware is also not properly installed or maintained in good working order as there is a hole where the deadbolt should be installed, and as such locks do not tightly secure this door.

**..IPMC.3.304.15-Doors**

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.

**.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-Building security - Egress Door - IPMC 304.18.1**

Inspector's Comments: The front door is missing required hardware and is not equipped with a deadbolt. The door is characterized by broken/boarded/missing glass and does not provide adequate building security.

**.IPMC.3.304.18.1-Doors**

Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

\* **Ext Structure - Building security - Windows - IPMC 304.18.2**

Inspector's Comments: A front window on the house is missing and there is no glass, glazing or way to secure the window from entry or the elements.

**.IPMC.3.304.18.2-Windows**

Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

\* **Int Structure - Interior surfaces - IPMC 305.3**

Inspector's Comments: There are missing interior walls in more than one room at this location.

**..IPMC.3.305.3-Interior surfaces**

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

\* **Int Structure - stairs & walking surfaces - IPMC 305.4**

Inspector's Comments: The floor in many of the rooms in the dwelling at this location is not maintained in good repair or sound condition.

Floors are uneven, constitute a tripping or walking hazard, and there are holes in the floors or portions of the floor is missing altogether. The floor in the laundry room is very soft and allows movement when weight is applied. There is also no floor covering in more than one room and subfloor is exposed as the walking surface.

**..IPMC.3.305.4-Stairs and walking surfaces**

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

\* **Int Structure - Interior doors - IPMC 305.6**

Inspector's Comments: Interior doors in this dwelling are not maintained in good repair. Doors are characterized by holes, and in some cases missing hardware to secure the door or allow the door to be easily opened or closed.

**..IPMC.3.305.6-Interior doors**

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

\* **Ventilation - Clothes dryer exhaust - IPMC 403.5**

Inspector's Comments: There is no clothes dryer exhaust vent to the exterior of the property. Currently the clothes dryer is being used and exhausting into the home.

**..IPMC.4.403.5-Clothes Dryer Exhaust**

Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and labeled condensing (ductless) clothes dryers.



\* **Plumbing Facilities & Fixture Reqs - Dwelling Unit - IPMC 502.1**

Inspector's Comments: There are no sinks installed in either bathroom and the kitchen sink is the only working sink in the dwelling. A kitchen sink may not be used as a substitute for a required lavatory.

**..IPMC.5.502.1-Dwelling Units**

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

\* **Plumbing & Fixture Reqs-Toilet Rooms-Floor Surface - IPMC 503.4**

Inspector's Comments: The floor surface in both bathrooms in this dwelling is characterized by missing flooring, holes, and otherwise not maintained in good repair or a clean and sanitary condition.

**..IPMC.5.503.4-Floor Surface**

In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

\* **Plumbing & Fixture Reqs-General - IPMC 504.1**

Inspector's Comments: There are multiple plumbing fixtures in the dwelling at this location that do not appear to be maintained in good working order.

Neither of the two toilets is not properly anchored/secured to the floor and one does not appear to properly hold water in the bowl. There are no sinks installed in either bathroom. The only shower/tub in the dwelling is not maintained in good working condition as plumbing fixtures are not properly installed or anchored. There are exposed pipes in the floor in more than one room.

**..IPMC.5.504.1-General**

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

\* **Mechanical & EI Reqs- Heating Facilities- Residential-IPMC 602.2**

Inspector's Comments: There is currently no primary heat source in the residence. There are electric and unvented gas heaters in several rooms which are not adequate to provide heat throughout this residence.

**..IPMC.6.602.2-Residential Occupancies**

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

\* **Mechanical & EI Reqs-Electrical Systems Hazards - IPMC 604.3**

Inspector's Comments: There is exposed wiring in the house including, but not limited to, in the kitchen.

There appears to be at least one broken receptacle including, but not limited to, in the dining room.

There are several missing receptacle and switch faceplates throughout the dwelling.

**IPMC.6.604.3.1.--Electrical System Hazards**

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

\* **Mechanical & EI Reqs - Elec Equipment-Receptacles - IPMC 605.2**

Inspector's Comments: There are electrical receptacles not properly installed, secured or in safe working order in the dwelling at this location. Additionally there are many receptacles missing required faceplates.

**..IPMC.6.605.2-Receptacles**

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

\* **Mechanical & EI Reqs-Elec Equipment - Luminaries - IPMC 605.3**

Inspector's Comments: There are missing required overhead lights in the kitchen.

**..IPMC.6.605.3-Luminaires**

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.

\* **Fire Safety Requirements-Smoke Alarms - IPMC 704.2**

Inspector's Comments: There are no working smoke alarms installed anywhere in the residence. Please ensure working smoke alarms are installed at least in every sleeping room and every adjacent room.

**..IPMC.7.704.2-Smoke Alarms**

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.

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

Inspector's Comments: There are multiple code violations at this premises. The property owner was present for the first inspection and both the owner and tenant were provided a comprehensive list of violations to bring the property into compliance.

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

Inspector's Comments: There is an accumulation of construction/demolition debris on the premises including, but not limited to, bath fixtures, wood, etc to the rear of the property for an extended period of time.

Please remove any and all construction/demolition debris.

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

Inspector's Comments: There is garbage accumulated and scattered on the premises. Please remove.

Also please ensure that garbage and trash are properly disposed of on the property to avoid scattering of rubbish/garbage.

**..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;

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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 **5/22/2017**

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**  
**2017-00002888**

**PVA Recorded Property Owner in Violation**

**WATERS FRANK**  
**1612 MADISON ST**  
**BOWLING GREEN KY 421012822**

Citation Issued Date: 5/9/2017

Case #: 2017-00004098

Certified Mail #: 7015 1730 0000 6243 4845

Property in Violation: **1612 MADISON ST**

PVA Parcel #: **040A01 204**

**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.

<b>Civil Penalty:</b>	\$100.00	Non-Structural 1st Offense
	\$3.81	Postage & Handling
	\$50.00	Work Order Fee
	<b>\$153.81</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.

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Inspected Address: 1612 MADISON ST

Case #: 2017-00004098

Primary Owner: WATERS FRANK  
Mailing Address: 1612 MADISON ST  
BOWLING GREEN KY 421012822

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Inspector's Findings: Follow-Up Inspection 2017-00002888

05/09/2017 at 2:00 PM

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

\* **Overgrown Grass - IPMC 302.4**

Inspector's Comments: [REDACTED]

**...27.5.07-Weeds / Grasses**

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

**..IPMC.3.302.4-Weeds**

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

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

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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 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  
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**CITATION**  
**2017-00002889**

**PVA Recorded Property Owner in Violation**

**ESPINOZA RICARDO**  
**1360 STUBBINS ST**  
**BOWLING GREEN KY 421012057**

Citation Issued Date: 5/12/2017

Case #: 2017-00003282

Certified Mail #: 7015 1730 0000 6315 2113

Property in Violation: **1360 STUBBINS ST**

PVA Parcel #: **039B14 058**

**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 **5/22/2017**

**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.

<b>Civil Penalty:</b>	\$150.00	Structural 1st Offense
	\$3.81	Postage & Handling
	<b>\$153.81</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.**

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Inspected Address: 1360 STUBBINS ST

Case #: 2017-00003282

Primary Owner: ESPINOZA RICARDO  
Mailing Address: 1360 STUBBINS ST  
BOWLING GREEN KY 421012057

Inspector's Findings: Follow-Up Inspection 2017-00002889

05/12/2017 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/sheds on the premises that are in a state of disrepair and/or not maintained in good condition.

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.

**\* 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, unprotected/untreated wood on the rear of the structure, no protective treatment applied to an accessory structure at the rear of the property (covered only in plastic/Tyvek wrap), missing/damaged siding on the front of the main dwelling and unprotected/untreated wood on an additional accessory structure.

The property owner has previously been made aware of these issues/violations and has had an appropriate amount of time to correct them. 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-Windows, skylights & frames-IPMC 304.13.1&2**

Inspector's Comments: There is a boarded window at the rear of the structure on the premises. This window has been boarded for an extended period of time and the property owner has been previously made aware of this violation.

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.

\* **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.

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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 **5/22/2017**

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.



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