



CITATION
2017-00000136

PVA Recorded Property Owner in Violation

YB&R INVESTMENTS LLC
556 BRIGGS HILL RD
BOWLING GREEN KY 421019252

Citation Issued Date: 1/23/2017

Case #: 2016-00008302

Certified Mail #: 70130600000060639544

Property in Violation: **757 OLD MORGANTOWN RD**

PVA Parcel #: **040A08 050**

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 **2/2/2017**

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:	\$200.00	Non-Structural 2nd Offense
	\$3.77	Postage & Handling
	\$203.77	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.

Inspected Address: 757 OLD MORGANTOWN RD

Case #: 2016-00008302

Primary Owner: YB&R INVESTMENTS LLC
Mailing Address: 556 BRIGGS HILL RD
BOWLING GREEN KY 421019252

Inspector's Findings: Follow-Up Inspection 2017-00000136

01/23/2017 at 9:00 AM

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 numerous unlicensed vehicles at this property. 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 are numerous inoperable vehicles being stored at this property. Please 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-Const, Demolition or Landscape Debris -C27.6.05b**

Inspector's Comments: There are construction materials being stored outdoors at this property. Please remove.

..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 - Tires on Property - C27.6.05t**

Inspector's Comments: **There is at least one tire being stored outdoors at this property. Please remove any and all tires.**

..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 **2/2/2017**

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
2017-00000149

PVA Recorded Property Owner in Violation

**HAYNES JUDITH M
504 WILLOW OAK DR
BOWLING GREEN KY 421037087**

Citation Issued Date: 1/20/2017

Case #: 2017-00000001

Certified Mail #: 70151730000062996077

Property in Violation: **213 WHISPERING HILLS BLVD**

PVA Parcel #: **040A65 133**

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 **1/30/2017**

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:	\$100.00 Non-Structural 1st Offense
	\$3.77 Postage & Handling
	\$103.77 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.

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Inspected Address: 213 WHISPERING HILLS BLVD

Case #: 2017-0000001

Primary Owner: HAYNES JUDITH M
Mailing Address: 504 WILLOW OAK DR
BOWLING GREEN KY 421037087

Inspector's Findings: Follow-Up Inspection 2017-00000149

01/20/2017 at 11:15 AM

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 are at least two unlicensed and/or inoperable vehicles on the premises including, but not limited to, a vehicle that appears to be wrecked and/or in a state of major disrepair/disassembly, and a vehicle with a flat tire(s) stored on the front yard.

There has been an ongoing violation at this location regarding unlicensed/inoperable/junk vehicles for an extended period of time. These vehicles have also generated citizen complaints to our office.

Please repair or remove any and all inoperable/unlicensed/junk vehicles from the premises.

..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: The exterior of this property is characterized by numerous code violations and is in such a state which could cause substantial diminution in the value of other property in the neighborhood in which it is located.

The property owner/tenants have been notified five times by Notice of Violation since 2015 regarding ongoing code violations at this property and have been given ample time 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 - Junk; Scrap metal - C27.6.05a**

Inspector's Comments: There is junk/scrap on the premises including, but not limited to, a junk vehicle, car parts, buckets and tubs, wood, metal and unused/discarded appliances.

This ongoing accumulation has also generated citizen complaints to our office.

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

..27.6.05.-Certain Conditions Declared a Nuisance

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

..27.6.05.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 - Exterior Use of Indoor Furniture - C27.6.05c**

Inspector's Comments: There is indoor furniture stored outdoors on the premises including, but not limited to, an upholstered car seat in the driveway, chairs in the driveway, a bed frame, doors and tables in the yard.

Accumulations of debris have also generated citizen complaints to our office.

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

..27.6.05.-Certain Conditions Declared a Nuisance

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

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

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

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

Inspector's Comments: There is at least one vehicle parked/stored in violation of code at this location.

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

..27.6.05.-Certain Conditions Declared a Nuisance

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

..27.6.05.r-Parking in yards

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

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

* **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

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..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 **1/30/2017**

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.



Brad Schargorodski
Code Official
Office: 270-393-3110
Fax: 270-393-3077
Cell: 270-599-2485
Email: Brad.Schargorodski@bgky.org