



CITATION
2017-0000001

PVA Recorded Property Owner in Violation

Citation Issued Date: 7/26/2017

Case #: 2017-00006034

Certified Mail #: 7012 3050 0000 5756 7075

Property in Violation: **Vanderbilt Ct**

PVA Parcel #:

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 **8/15/2017**

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:	\$1000.00 Chapter 21 Code Violation Fee
	\$1,000.00 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: **Vanderbilt Ct**

Case #: **2017-00006034**

Primary Owner:
Mailing Address:

Inspector's Findings: PW Initial Inspection 2017-00000001

07/12/2017 at 3:00 PM

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

*** ROW work without permit, proper notice, single area, MUTCD**

Inspector's Comments: Received a complaint of a street cut that was needing to be fixed on Vanderbilt Court on 5/26/17. Street had been cut over a year previous and had not been permanently repaired to City of Bowling Green Standards. BGMU notified and they informed us that Fletcher Excavating had completed the cut to connect their new building to the main sewer line. Email sent to Scott Fletcher on 5/31/17 informing him that he had 10 days to complete repairs. On 6/12/17 another email was sent due to repairs not being completed and informed him that we would be citing him for the violation. On 7/12/17 I completed another inspection after being contacted again with a complaint. The cut still had not been permanently repaired.

...21.4.01-Permit Required; Fee

No person shall make any cut or excavation in any City street, alley, sidewalk, or right-of-way without first having obtained a written right-of-way excavation permit from the Planning and Design Division. Right-of-way excavation is defined to include any excavation in a street or any excavation or removal of any part of a City right-of-way, curb, gutter or sidewalk. Application for such a permit shall be made at least one week in advance of the expected date of commencement of the work except in cases of emergency. If the application is approved by the Planning and Design Division, a permit shall be issued upon evidence of payment of a twenty-five (\$25.00) dollar permit fee to the City of Bowling Green. Each permit issued shall cover only one specified piece of work. Permits fees shall be doubled if work begins prior to issuance of a permit. The construction site and area for all work performed pursuant to the permit shall comply with the current edition of the Manual on Uniform Traffic Control Devices (MUTCD).

...21.4.04-Non-compliance Penalty

Any party involved in right-of-way excavation without the required permit or involved in work that does not comply with the standards of the City of Bowling Green Public Works Department shall be subject to criminal fines. The range for such fines shall range from a minimum of fifty dollars (\$50.00) to one thousand dollars (\$1000.00) for each offense and/or suspension of contractor license. A separate offense shall be deemed for each day the violation takes place. In addition, the provisions of all other parts of this Subchapter shall also apply.

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 **8/15/2017**

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.

Melanie Shy
Code Official
Office:
Fax: 270-393-3077
Cell:
Email:



CITATION
2017-00004831

PVA Recorded Property Owner in Violation

CASTILLO SERGIO
364 PRUITT RD
BOWLING GREEN KY 421019381

Citation Issued Date: 8/4/2017
Case #: 2017-00006295
Certified Mail #: 7013 0600 0000 6063 8226

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

PVA Parcel #: **039B11 117**

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

Correction Steps: Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of city's ordinances. All vehicles related violations of code title 27-5.03 (a), (b), (c), (d) and (e) must be kept in an approved enclosed building, otherwise remove from premises.

A Code Compliance Re-Inspection will be on **8/14/2017**

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:	\$1100.00	Repeat Offender Citation Fee
	\$3.81	Postage & Handling
	\$1,103.81	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.

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**Neighborhood and
Community Services**

**City of Bowling Green
Inspection Report**

**Code Enforcement Division
Code Official**

Brad Schargorodski

Inspected Address: **425 11TH AVE W**

Case #: **2017-00006295**

Primary Owners: **CASTILLO SERGIO**
364 PRUITT RD
BOWLING GREEN KY 421019381

Inspector's Findings: Follow-Up Inspection 2017-00004831

08/04/2017 at 8:15 AM

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

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

Inspector's Comments:

..27.6.05.o-Graffiti

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

..IPMC.3.302.9-Defacement of Property

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

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

*** Rubbish and garbage - Accumulation - IPMC 308.1**

Inspector's Comments: There is rubbish, garbage, and/or debris accumulated on the property. This is an ongoing violation at this location and the property owner has been made aware of the violation on more than one occasion.

..IPMC.3.308.1-Accumulation of Rubbish or Garbage

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

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

Inspector's Comments:

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

Inspector's Comments: There is garbage scattered on the premises. This is an ongoing violation at this location.

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;

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

Inspector's Comments:

There is graffiti on the premises in at least one location. This graffiti has been present at this location for an extended period of time and the property owner has been made aware of the violation more than once, and had ample time to correct the violation.

Please remove all graffiti/defacement at this location.

..27.6.05.-Certain Conditions Declared a Nuisance

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

..27.6.05.o-Graffiti

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

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 **8/14/2017**

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



CITATION
2017-00004968

PVA Recorded Property Owner in Violation

**PROM SOKCHEA
1008 LEWIS AVE
BOWLING GREEN KY 421015129**

Citation Issued Date: 8/4/2017

Case #: 2017-00006252

Certified Mail #: 7013 0600 0000 6063 8202

Property in Violation: **1008 LEWIS AVE**

PVA Parcel #: **039B03 118H**

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

Correction Steps: Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of city's ordinances. All vehicles related violations of code title 27-5.03 (a), (b), (c), (d) and (e) must be kept in an approved enclosed building, otherwise remove from premises.

A Code Compliance Re-Inspection will be on

Transfer of Property Ownership: International Property Maintenance Code 107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Civil Penalty:	\$100.00	Non-Structural 1st Offense
	\$3.81	Postage & Handling
	\$103.81	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.

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Inspected Address: **1008 LEWIS AVE**

Case #: **2017-00006252**

Primary Owner: **PROM SOKCHEA**
Mailing Address: **1008 LEWIS AVE**
BOWLING GREEN KY 421015129

Inspector's Findings: Follow-Up Inspection 2017-00004968

08/04/2017 at 1:45 PM

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.

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
2017-00005054

PVA Recorded Property Owner in Violation

**HEARLD JOHN WILLIAM JR
231 CARPENTER CT APT C
BOWLING GREEN KY 42101190**

Citation Issued Date: 8/4/2017

Case #: 2017-00006256

Certified Mail #: 7013 0600 0000 6063 8219

Property in Violation: **1009 FAIR ST 1/2**

PVA Parcel #: **039B11 101**

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.

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Civil Penalty:	\$100.00	Non-Structural 1st Offense
	\$3.81	Postage & Handling
	\$103.81	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.

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Inspected Address: 1009 FAIR ST 1/2

Case #: 2017-00006256

Primary Owner: HEARLD JOHN WILLIAM JR
Mailing Address: 231 CARPENTER CT APT C
BOWLING GREEN KY 421011190

Inspector's Findings: Follow-Up Inspection 2017-00005054

08/04/2017 at 2:00 PM

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.

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