

Neighborhood & Community Services
Code Enforcement Division
707 E. Main Ave. PO Box 430
Bowling Green, KY 42102-0430



Violation of Bowling Green Code of
Ordinances' Chapter 27, Property Code

CITATION
2018-00002374.3

WILLIAMS WILLIAM S
734 RIVERGREEN LN
BOWLING GREEN KY 421038792

Citation Issued Date: 5/24/2018
Case #: 2018-00001408
Certified Mail #: 70031010000507648620

Property in Violation: **1312 KENILWOOD WAY**

PVA Parcel #: **053A04 015**

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 **06/04/2018**

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: \$153.92

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** Pay online at: <http://www.bgky.org>

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: 1312 KENILWOOD WAY

Case #: 2018-00001408

Primary Owner: WILLIAMS WILLIAM S
Mailing Address: 734 RIVERGREEN LN
BOWLING GREEN KY 421038792

Inspector's Findings: Code Enforcement 2018-00002374.3

5/24/2018 8:00:00 AM

The inspection made at this property revealed the following violations to the Code of Ordinances:

Exterior Structure

*** Handrails and Guards**

Inspector's Comments: The handrails on the stoops of apartments B, C, and D are in a state of disrepair. Please repair.

IPMC 3.304.12 - 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.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

*** Glazing**

Inspector's Comments: There is windows in both apartment B and D that have broken panes of glass. Please repair.

IPMC 3.304.13.1 - 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.

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.

*** Doors**

Inspector's Comments: There is a broken threshold on the front door of apartment B. Please repair.

IPMC 3.304.15 - 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.

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.

Fire Safety

*** Smoke Alarms**

Inspector's Comments: smoke There is no working smoke alarm installed in the following required location(s): Each bedroom. There is a smoke alarm missing in both apartment B and D common areas in the basement. Please provide all necessary smoke alarms.

IPMC 7.704.2 - 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.

Interior Structure

*** Interior surfaces**

Inspector's Comments: There are numerous areas of damaged dry wall, peeling dry wall tape, and peeling plaster in both apartment B and D. Please repair.

IPMC 3.305.3 - 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.

*** Stairs and walking surfaces**

Inspector's Comments: There are damaged tiles in apartment D. The carpet in the basement of apartment B are soaked with water. It appears that due to the recent rains there has been water entering the down stairs door. Please abate all water damage, and ensure the rear door is properly maintained.

IPMC 3.305.4 - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Mechanical & Electrical Requirements

*** Mechanical Appliances**

Inspector's Comments: The stove, and dishwasher in apartment D are in a state of disrepair. Please repair.

IPMC 6.603.1 - All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

*** Installation**

Inspector's Comments: There are numerous light fixtures missing and/or fixtures that do not appear to work in Apartment B, and D. Please repair.

IPMC 6.605.1 - All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

*** Receptacles**

Inspector's Comments: At least one receptacle at this location is not installed or maintained in good condition or safe, working order. The receptacles are in apartment B. Please repair these receptacles and check other apartments to be sure they have covers. At least one exterior receptacle cover is broken or missing. Please repair any and all exterior receptacles.

IPMC 6.605.2 - 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.

Nuisance

*** Junk; Scrap Metal**

Inspector's Comments: There is a refrigerator being stored on the deck at apartment C. Please remove.

BGKY C27 27.6.05.a - 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:

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;

*** Tires**

Inspector's Comments: There is a tire/tires located outdoors on the property (the rear porch of apartment C). Please remove. (Also note that Scott Waste will not pick up tires, they must be taken to an approved tire recycler.)

BGKY C27 27.6.05.t - 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:

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

*** Accumulation of Rubbish or Garbage**

Inspector's Comments: The tenant are leaving bags of trash on the rear porches. Please have tenants use their Scott waste dumpsters, and not store bags on porches.

IPMC 3.308.1 - All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Plumbing Facilities

*** General**

Inspector's Comments: The kitchen sink in apartment B has a major leak in the drain pipe. The down stairs bathroom has a leak on the sink, and the shower, the toilet has a constant run. Please repair.

IPMC 5.505.1 - Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

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 **06/04/2018**

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, Chapter 21, Streets & Sidewalks 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
Email: moe.hillard@bgky.org



CITATION
2018-00006174.1

Ditech Financial LLC
300 Bayport Dr STE 880
TAMPA FL 33607

Citation Issued Date: 5/24/2018

Case #: 2018-00003750

Certified Mail #: 70151730000063084506

Property in Violation: **1239 VINE ST**

PVA Parcel #: **039B13 113B**

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: \$103.92

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** Pay online at: <http://www.bgky.org>

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: 1239 VINE ST

Case #: 2018-00003750

Primary Owner: DITECH FINANCIAL LLC
Mailing Address: 300 BAYPORT DR STE 880
TAMPA FL 336078409

Inspector's Findings: Code Enforcement 2018-00006174.1

5/24/2018 12:00:00 PM

The inspection made at this property revealed the following violations to the Code of Ordinances:

Nuisance

*** Weeds / Grasses**

Inspector's Comments: Grasses/weeds are overgrown on the property.

BGKY C27 27.5.07 - 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.

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, Chapter 21, Streets & Sidewalks 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
Email: moe.hillard@bgky.org



CITATION
2018-00006036.1

BENTLEY AMY BETH
6575 GLEN LILY RD
BOWLING GREEN KY 421019411

Citation Issued Date: 5/24/2018
Case #: 2018-00003611
Certified Mail #: 7013 0600 0000 6063 8509

Property in Violation: **724 LYNNWOOD WAY**

PVA Parcel #: **041C11 114**

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: \$403.92

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** Pay online at: <http://www.bgky.org>

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: **724 LYNNWOOD WAY**

Case #: **2018-00003611**

Primary Owner: **BENTLEY AMY BETH**
Mailing Address: **6575 GLEN LILY RD**
BOWLING GREEN KY 421019411

Inspector's Findings: Overgrown Grass 2018-00006036.1

5/24/2018 11:00:00 AM

The inspection made at this property revealed the following violations to the Code of Ordinances:

*

Inspector's Comments:

-

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, Chapter 21, Streets & Sidewalks and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



David Herrman
Code Official
Office: 270-393-3555
Email: david.herrman@bgky.org