



**CITATION**  
**2017-0000730**

**PVA Recorded Property Owner in Violation**

**WEST BETTY Z  
550 HIGH ST  
BOWLING GREEN KY 421011746**

Citation Issued Date: 2/23/2017

Case #: 2017-00001245

Certified Mail #: 70151730000062996107

Property in Violation: **1331 CLAY ST**

PVA Parcel #: **039B14 076**

**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 **3/6/2017**

**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>	\$400.00	Non-Structural 3rd Offense
	\$3.81	Postage & Handling
	<b>\$403.81</b>	<b>Total Amount</b>

**Additional Fines and fees:** If violation(s) to Chapter 27, Property Code remain on the Property in Violation after the completed Compliance Re-Inspection, additional citations may be issued and those violations will constitute a second or more offense against the Property in Violation. A second offense is double the first offense amount and a third or more offense is doubled from the second offense amount. All fines are subject to a per day fine amount set at the discretion of the Code Enforcement and Nuisance Board. In addition to fines being levied the City may remedy the violations with their own forces if so elected and the cost of that remedy shall be charged against the property owner for collection. All Certified Mail Postage and/or handling fees will be added to this Citation and will be billed to the property owner.

**Payment of Fine:** If payment of the fine is in person, come to the Treasurer's counter located in the City Annex Building at 1017 College St. If payment is by mail, send to: **City Treasurer, P O Box 1410, Bowling Green KY 42102-1410**

All Fines and Fees that are not paid after being approved by the Code Enforcement and Nuisance Board will be subject to a lien being filed on the Property In-Violation.

**THE VIOLATOR SHALL RESPOND TO THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED BY EITHER PAYING THE CIVIL FINE SET OUT ABOVE OR BY REQUESTING A HEARING BEFORE THE CODE ENFORCEMENT AND NUISANCE BOARD TO CONTEST THE CITATION. IF THE VIOLATOR DOES NOT CONTEST THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED, THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO A HEARING AND THE DETERMINATION THAT A VIOLATION WAS COMMITTED SHALL BE CONSIDERED FINAL. IN THIS EVENT, THIS CITATION AS ISSUED SHALL BE DEEMED A FINAL ORDER DETERMINING THAT THE VIOLATION(S) SET OUT IN THIS CITATION WAS COMMITTED AND IMPOSING THE CIVIL FINE SET OUT ABOVE AND THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO APPEAL THE FINAL ORDER TO DISTRICT COURT. IF YOU CONTEST OR APPEAL THIS CITATION, THE CODE ENFORCEMENT AND NUISANCE BOARD HAS THE DISCRETION TO DOUBLE THE CIVIL FINE SET OUT ABOVE, TO IMPOSE A PER DAY FINE FROM THE DATE OF THE CITATION AND TO IMPOSE OTHER REMEDY FINDINGS IF THE BOARD UPHOLDS THE CITATION.**

Any request for a hearing contesting the citation shall be in writing giving the reason for the appeal to the Code Enforcement and Nuisance Board using the Appeal form attached to this citation. All requests for hearings shall be mailed to the City of Bowling Green, CENB Clerk, P.O. Box 430, Bowling Green KY 42102-0430. For additional information on appeals, please call: (270) 393-3102. If you request a hearing to contest the citation, do not pay the civil fine set out in this citation until the Code Enforcement and Nuisance Board has rendered a decision on your appeal.

Inspected Address: 1331 CLAY ST

Case #: 2017-00001245

Primary Owner: WEST BETTY Z  
Mailing Address: 550 HIGH ST  
BOWLING GREEN KY 421011746

Inspector's Findings: Follow-Up Inspection 2017-00000730

02/23/2017 at 11:15 AM

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

**\* Vacant Structure or Land - IPMC 301.3**

Inspector's Comments: The vacant property at this location is characterized by an accumulation of rubbish, garbage and/or debris including, but not limited to, the back yard and along the alley for an extended period of time.

**..IPMC.3.301.3-Vacant Structures and Land**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

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

Inspector's Comments: There is an accumulation of rubbish and garbage on the property including, but not limited to, the back yard and along the alley.

Please remove.

**..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.

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

Inspector's Comments: There is indoor furniture stored outdoors on the premises.

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

Inspector's Comments: There is garbage scattered on the premises. 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.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 **3/6/2017**

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  
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