



CITATION
2017-00003941

PVA Recorded Property Owner in Violation

**CDH HOLDINGS INC
PO BOX 175
BOWLING GREEN KY 421020175**

Citation Issued Date: 6/26/2017

Case #: 2017-00003487

Certified Mail #:

Property in Violation: **1798 OLD LOUISVILLE RD**

PVA Parcel #: **051A01 032**

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 **7/6/2017**

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.

Civil Penalty:	\$1200.00	Structural 3rd Offense
	\$3.81	Postage & Handling
	\$1,203.81	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.

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: 1798 OLD LOUISVILLE RD

Case #: 2017-00003487

Primary Owner: CDH HOLDINGS INC
Mailing Address: PO BOX 175
BOWLING GREEN KY 421020175

Inspector's Findings: Follow-Up Inspection 2017-00003941

06/26/2017 at 10:15 AM

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

* **Ext Property Areas - Sidewalk & Driveways - IPMC 302.3**

Inspector's Comments: The driveway at this location is characterized by several large holes and as such is not maintained in good condition. The large holes also accumulate standing water and lead to an overall grading and drainage problem at this location. Please correct any hazardous driveway conditions which may also lead to an ongoing problem.

..IPMC.3.302.3-Sidewalks and Driveways

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

* **Overgrown Grass - IPMC 302.4**

Inspector's Comments: There are numerous lots that have overgrown grass. Please mow any and all overgrown grass.

...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.

* **Motor Vehicles - Inoperable - C27.5.03a**

Inspector's Comments: There is inoperable vehicles at lots # 44,17, 33, and 29.

..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.

* **Ext Structure - Protective Treatment - IPMC 304.2**

Inspector's Comments: There is a shed at lot #36 that does not have protective treatment.

..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 - Foundation Walls - IPMC 304.5**

Inspector's Comments: There is damaged or missing skirting at lots # 6, 7, 11, and 28.

..IPMC.3.304.5-Foundation Walls

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

.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: There are damaged or missing steps at lots # 3 and 42. There is a porch overhang that is in an advanced state of disrepair. Remove or repair.

..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.

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

Inspector's Comments: There is junk being stored outdoors at lots # 44, 51, 39, 22. 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.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 interior furniture being stored outdoors at lots # 5,6,7,47,29,and 24. 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.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 - C27.6.05l**

Inspector's Comments: There is rubbish outdoors at lots # 6, 49, 45, 51, 34, and 14. 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.l-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;

* **Public Nuisance - Junk Mobile/Manufactured Homes/RV's -C27.6.05s**

Inspector's Comments: There are vacant and junked mobile homes on lot # 19, 46,28, and 52. Please remove or repair.

..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.s-Mobile or Manufactured Homes

Mobile or Manufactured Homes. The allowing of one (1) or more mobile or manufactured home or recreational vehicle as defined in KRS 227.550 that are junked, wrecked or non-operative and which are not inhabited;

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

Inspector's Comments: There are tires being stored outdoors at lots # 6,7,and 29. 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.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 **7/6/2017**

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
2017-00003982

PVA Recorded Property Owner in Violation

**WESTSIDE VENTURES LLC
1207 US 31W BYP
BOWLING GREEN KY 421012557**

Citation Issued Date: 6/21/2017

Case #: 2017-00004836

Certified Mail #: 7015 1730 0000 6315 2229

Property in Violation: **1169 CREWDSON DR**

PVA Parcel #: **039B21 041**

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 **7/3/2017**

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
	\$3.81	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.

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**

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Inspected Address: 1169 CREWDSON DR

Case #: 2017-00004836

Primary Owner: WESTSIDE VENTURES LLC
Mailing Address: 1207 US 31W BYP
BOWLING GREEN KY 421012557

Inspector's Findings: Follow-Up Inspection 2017-00003982

06/21/2017 at 9:15 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: [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.

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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.

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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