

CODE ENFORCEMENT DEPARTMENT

****The Code Enforcement Program is administered by Planning and Development Services of Kenton County on behalf of Fort Mitchell****

CODE ENFORCEMENT CITATION – 2nd

Date of issuance: 8/31/2023

Anthony Allen

414 Avon Ct.

Fort Mitchell, KY 41017

Case Number: CE-20232126

You are hereby notified as the owner of the subject property that an inspection of the premises located 414 Avon Ct. PIDN: 014-40-01-291.00, on 08/31/2023 at 10:00am, indicates that a violation or violations of City or County Ordinance(s) exists. Briefly stated, the property is in violation for the reasons described as follows:

<u>Section Number</u>	<u>Nature of Violation</u>
IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
IPMC 309.1 INFESTATION	Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
IPMC 111.1.3 STRUCTURE UNFIT FOR HUMAN OCCUPANCY	A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.
IPMC 304.2Protective treatment	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. 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 watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and 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.

ZO - Zoning Ordinance; *CO - City Ordinance; *IPMC - International Property Maintenance Code

The violation(s) with which you have been charged are civil offense(s).

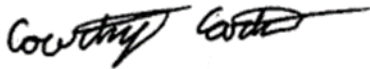
Pursuant to KRS 65.8808(2)(b), if you do not contest this citation, **the civil fine shall be \$200 per violation**; if you contest this citation before the Kenton County Joint Code Enforcement Board, the civil fine may be \$400 per violation.

To pay this citation, you must pay the amount shown as the minimum fine above – per violation, by mail or in person, to PDS within seven (7) days of this citation. **PLEASE NOTE: Payment of fines WILL NOT close this case if unabated violations remain.**

To contest this citation, you must file an appeal to the PDS offices, 1840 Simon Kenton Way, Suite 4300, Covington, Kentucky 41011 within seven (7) days of the citation. If you appeal and the citation is upheld by the Kenton County Code Enforcement Board, the fine may be increased up to the "maximum fine" shown above.

Failure to pay the minimum fine or to file an appeal by 09/07/2023 will result in a waiver of your rights to a hearing and pursuant to KRS 65.8825(6), this citation, as issued, shall be deemed a Final Order determining that the violation was committed. The minimum fine shall then be imposed and it, along with the costs of collection, shall be collected as a debt in a court of law; furthermore, the alleged violator shall be deemed to have waived the right to appeal the Final Order to District Court.

*****Whether the citation is contested or not, please contact PDS offices at (859) 331-8980 to request a re-inspection when violations are abated to stop the accrual of fines.*****



Courtney Carter
Associate Code Enforcement Officer

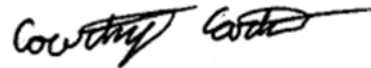
CODE ENFORCEMENT OFFICER CERTIFICATION

The undersigned Code Enforcement Officer hereby certifies that the person to whom this code enforcement citation was issued failed to respond within seven (7) days of the date the citation was issued; therefore, pursuant to KRS 65.8825(6), this citation, as issued, is deemed a final order determining that the violation was committed and the maximum fine as set forth in the citation is hereby imposed.

PROOF OF SERVICE

The undersigned Code Enforcement Officer hereby certifies that on this 8 day of September, 2023, a copy of this Administrative Final Order was delivered to the person to whom the referenced civil citation was issued, in the following manner (check all that apply):

- Regular first-class mail
- Certified mail, return receipt requested
- Personal delivery
- Leaving a copy of this Final Order at that person's usual place of residence, with an individual residing therein who was eighteen (18) years of age or older and who was informed of the contents of this Final Order.



Courtney Carter
Associate Code Enforcement Officer

The issuance of the attached citation means that
you have been charged with a civil offense
which requires you to comply with one of the
following options:

OPTION #1

If you do not choose to contest the citation, you may pay the civil penalty indicated in the NOTICE portion of the citation form by mail, or in person, within seven (7) days from the date of issuance.

Please contact the Code Enforcement Department for additional instructions pertaining to this option.

By phone: **859.331.8980**

or

By email: **codes@pdkc.org**

OPTION #2

If you dispute this citation, you may request a hearing before the Kenton County Joint Code Enforcement Board. Your request for a hearing must be in writing and the request must be received by PDS within seven (7) days of the date the citation was issued.

The written request for a hearing may be emailed to **codes@pdkc.org**

or

be mailed (postmarked within 7 days) or personally delivered (within 7 days) to the following address:

**PDS
1840 Simon Kenton Way
Suite 4300
Covington, KY 41011**

If you choose to have a hearing and are found to have committed the violation by the Code Enforcement Board, the Board may impose the maximum fine indicated on the citation for each offense.

If you fail to pay the civil penalty or request a hearing within seven (7) days from the date the citation was issued, you will have waived your right to contest this citation and the determination that a violation was committed shall be considered final and non-appealable.