

**CODE ENFORCEMENT CITATION #2**

**CASE: CE-20242645**

**Date of Issuance:** 3/25/2025

**Time of Issuance:** 1500HRS

**Name of Person(s) Subject to this Citation:**

BUCKNER CHRISTINE A

17 FLORAL AVE

FORT MITCHELL, KY 41017-2916

**Address of the Real Property Subject to this Citation:**

17 FLORAL AVENUE

FORT MITCHELL, KY 41017

**Date of Violation:** 3/25/2025

**Time of Violation:** 1300HRS

**Factual Basis for the Offense:**

IPMC 302.1 SANITATION. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

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 304.7 ROOFS AND DRAINAGE. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance

IPMC 302.4 WEEDS Premises and exterior property shall be maintained free from excessive weeds or plant growth

**Important Legal Information:**

- You may contest this citation before the Code Enforcement Board. Pursuant to KRS 65.8808(2)(b), if you do not contest this citation, the civil fine shall be **\$100** per violation; if you choose to appeal and the board upholds the citation, the fine may be increased to **\$200** per violation.

- **To contest this citation**, a written notice of appeal must be submitted via email to the code enforcement officer or by regular mail to Planning and Development Services of Kenton County, 1840 Simon Kenton Way, Suite 4300, Covington, Kentucky 41011, **within seven business days from the date of issuance**.
- **To pay this citation**, you must pay the amount shown as the minimum fine – per violation. Payment can be sent online by emailing the code enforcement officer for a payment link, by phone, mail, or in person, to PDS offices within seven business days from the date of issuance. PLEASE NOTE: Payment of fines WILL NOT close this case if unabated violations remain.
- **Failure to pay the minimum fine or to file an appeal by 4/4/2025 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.

For further information on how to resolve this matter, please contact me at 859-331-8980 or [jwuestefeld@pdskc.org](mailto:jwuestefeld@pdskc.org). Our office hours are Monday to Friday, from 8:00 a.m. to 5:00 p.m. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Preston", with a long horizontal flourish extending to the right.

Chris Preston, CCEO  
Code Enforcement Officer