



**PDS**

Planning and Development  
Services of Kenton County

Serving Kenton County's communities since 1961.

**CODE ENFORCEMENT CITATION #2**

**CASE: CE-20243795**

**Date of Issuance:** 6/30/2025

**Time of Issuance:** 4:04 p.m.

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

AKITA SAYOKO

8509 POND RIDGE DR

MAINEVILLE, KY 45039-8972

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

2545 AVON DR

FORT MITCHELL, KY 41017

**PIDN: 014-40-01-305.00**

**Date of Violation:** 6/26/2025

**Time of Violation:** 4:01 p.m.

**Factual Basis for the Offense:**

**92.03 CERTAIN CONDITIONS DECLARED A NUISANCE (M)**

*Certain trailers, recreational vehicles, campers, boats or similar type equipment.* The parking or keeping of any trailer, recreational vehicle, camper, boat or similar type of equipment with a length of not more than 18 feet, on other than a paved surface in other than the rear yard any place located in a residential zone in the city, except in a completely enclosed building, unless otherwise approved by the Board of Adjustment in conformity with the Zoning Regulations. In no case shall more than one of the aforementioned vehicles or similar type equipment be permitted outside of an enclosed building on any lot or parcel of land. Provided that the Zoning Administrator, City Administrator, the City Clerk, or a police officer may issue a temporary parking permit to allow a trailer, recreational vehicle, camper, boat, or similar type of equipment with a length of not more than 18 feet to be parked on a paved surface in a residential district zone within the City for loading or unloading operations, maintenance, or cleaning in preparation for or incidental to a vacation or other legitimate recreational use. A maximum of eight permits may be issued under this division (M) and division (L) above per residence within the city per calendar year, for a period not to exceed 72 hours. Permits shall not be issued on consecutive days so as to extend the parking period beyond 72 hours and a minimum of seven days shall pass before the issuance of each permit. The permit shall be prominently displayed on the trailer, recreational vehicle, camper, boat, or similar type of equipment indicating the periods and times for which the temporary parking is permitted. Each such trailer, recreational vehicle, camper, boat, or similar type of equipment shall require a separate permit.

Planning and Development Services of Kenton County administers code enforcement for the City of Fort Mitchell, which is a member of the Kenton County Joint Code Enforcement Board, authorized under Kentucky Revised Statutes 65.8801-65.8840.

### **IPMC 302.8 MOTOR VEHICLES**

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

### **304.15 Doors.**

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition.

**Corrective Action Required: Ensure the trailer is removed from the driveway and is within the ordinance listed above. Ensure the front screen door is repaired or removed. Ensure the Inoperative vehicles are removed or repaired.**

### **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 **\$200** per violation; if you choose to appeal and the board upholds the citation, the fine may be increased to **\$400** 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 7/7/2025 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 859-392-7025 or Csharp@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,



Corey Sharp,  
Associate Code Enforcement Officer