



PDS | Planning and Development
Services of Kenton County

Serving Kenton County's communities since 1961.

CODE ENFORCEMENT CITATION #9
CASE: CE-20251002

Date of Issuance: 1/8/2026

Time of Issuance: 9:56 AM

Name of Person(s) Subject to this Citation:

SCHEYER-FARMER SARA
38 THOMPSON AVE
FT MITCHELL, KY 41017-2709

Address of the Real Property Subject to this Citation:

38 THOMPSON AVE
FORT MITCHELL, KY 41017

PIDN: 028-40-08-034.00

Date of Violation: 1/6/2026

Time of Violation: 1:28 p.m.

Factual Basis for the Offense:

FMZO 7.04 Character

Standards (3)

No outdoor storage of any material, usable or waste, shall be permitted except within enclosed containers, except where otherwise permitted in Article 4, Use Regulations and Standards.

Corrective Action Required: Please ensure the refrigerator that is in front of the garage is removed to avoid further fines.

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 **\$400** per violation; if you choose to appeal and the board upholds the citation, the fine may be increased to **\$800** 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

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.

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 1/22/2026 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,

A handwritten signature in black ink, appearing to read 'Corey Sharp', with a stylized flourish at the end.

Corey Sharp,
Associate Code Enforcement Officer