



**PDS** | Planning and Development  
Services of Kenton County

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**CODE ENFORCEMENT CITATION #9**

**CASE: CE-20250866**

**Date of Issuance:** 1/23/2026

**Time of Issuance:** 11:36 a.m.

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

BUCKNER CHRISTINE A  
17 FLORAL AVE  
FT MITCHELL, KY 41017-2916

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

17 FLORAL AVE  
FORT MITCHELL, KY 41017

**PIDN: 028-40-05-119.00**

**Date of Violation:** 1/22/2026

**Time of Violation:** 3:54 p.m.

**Factual Basis for the Offense:**

**IPMC 304.2 Protective  
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 water tight. 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

**IMPC 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 and deterioration in the walls or interior portion of the structure.

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.

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.

**Corrective Action Required: Ensure the missing soffit and gutters are 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 **\$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 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 2/13/2026 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,



Corey Sharp,  
Associate Code Enforcement Officer