



**CODE ENFORCEMENT CITATION #3**  
**CASE: CE-20260011**

**Date of Issuance:** 4/23/2026

**Time of Issuance:** 2:13 PM

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

COMBS MATTHEW RYAN  
159 PLEASANT RIDGE AVE  
FT MITCHELL, KY 41017-2860

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

159 PLEASANT RIDGE AVE  
FORT MITCHELL, KY 41017

**PIDN:** 028-10-01-006.00

**Date of Violation:** 4/23/2026

**Time of Violation:** 10:44 a.m.

**Factual Basis for the Offense:**

**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

**Corrective Action Required: Please ensure that all rubbish on the property and outside storage is removed. Please remove the pallets on the backside of the property 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 County, 1840 Simon Kenton Way, Suite 4300, Covington, Kentucky 41011, **within seven business days from the date of issuance.**

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.

- **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 5/7/2026 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@pdkc.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