

Code Enforcement
126 East Public Square,
P.O. Box 278
Glasgow, KY 42142



Violation of Glasgow Code of Ordinances', Property Code

CITATION **2020-90169**

Lucinda Rahn
103 Cardinal Ct
Glasgow, KY 42141

Citation Issued Date: 9-15-2020
Date of Offense: 8-28-2020

Property in Violation: **103 Cardinal Ct**

PVA Parcel # **G1-26-8**

Violations: See the attached Inspection Report for the named violations of the Glasgow Code of Ordinances that have been violated..

Correction Steps: Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of the city's ordinances.

A Code Compliance Re-inspection will be on **9/25/2020** .

Transfer of Property Ownership: International Property Management Code 107.5 It shall be unlawful for the *owner* of any *dwelling unit* or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Civil Penalty (If not contested): **Amount you owe: \$100.00 (2nd citation)**

Maximum Penalty if Violation is Contested: \$200.00

Additional Fines and Fees: If violation(s) to the Glasgow Code of Ordinances remain on the property in Violation after the completed Compliance Re-Inspection, additional citations may be issued, and those violations will constitute a second or more offense against the Property in Violation. A second offense is double the first offense amount and a third or more offense is doubled from the second offense amount. All fines are subject to a per day fine amount set at the discretion of the Code Enforcement Board. In addition to fines being levied the City may remedy the violations with their own forces if so elected and the cost of the remedy shall be charged against the property owner for collection. All Certified Mail Postage and/or handling fees will be added to this citation and will be billed to the property owner.

Payment of Fine: If payment of the fine is in person, come to the Glasgow City Hall Building, Code Enforcement, (2nd floor), 126 E. Public Sq., Glasgow, KY. between the hours of 8:00am to 4:00pm. If paying by mail, you must send a cashier check or money order. Make payable to: **City of Glasgow**. Personal checks will not be accepted. You may mail the amount of the fine, along with a copy of your citation to: City of Glasgow, PO Box 278, Glasgow, KY 42142. We cannot accept payment online at this time.

All Fines and Fees that are not paid after being approved by the Code Enforcement Board will be subject to a lien being filed on the Property in Violation.

THE VIOLATOR SHALL RESPOND TO THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED BY EITHER PAYING THE CIVIL FINE SET OUT ABOVE OR BY REQUESTING A HEARING BEFORE THE CODE ENFORCEMENT BOARD TO CONTEST THE CITATION. IF THE VIOLATOR DOES NOT CONTEST THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION WAS ISSUED, THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO A HEARING AND THE DETERMINATION THAT A VIOLATION WAS COMMITTED SHALL BE CONSIDERED FINAL. IN THIS EVENT, THIS CITATION AS ISSUED SHALL BE DEEMED A FINAL ORDER DETERMINING THAT THE VIOLATION(S) SET OUT IN THIS CITATION WAS COMMITTED AND IMPOSING THE CIVIL FINE SET OUT ABOVE AND THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO APPEAL THE FINAL ORDER IN DISTRICT COURT. IF YOU CONTEST THIS CITATION, THE CODE ENFORCEMENT BOARD HAS THE DISCRETION TO DOUBLE THE CIVIL FINE SET OUT ABOVE, TO IMPOSE A PER DAY FINE FROM THE DATE OF THE CITATION AND TO IMPOSE OTHER REMEDY FINDINGS IF THE BOARD UPHOLDS THE CITATION.

Any request for a hearing contesting the citation shall be in writing giving the reason for the appeal to the Code Enforcement Board using the Appeal form attached to this citation. All requests for hearings shall be mailed or personally delivered to the City of Glasgow, Code Enforcement, (2nd floor), PO Box 278, Glasgow, KY 42142-0278. For additional information on appeals, please call: 270-614-1040. If you request a hearing to contest the citation, do not pay the civil fine set out in this citation until the Code Enforcement Board has rendered a decision on your appeal.



City of Glasgow
Inspection Report

Code Enforcement Division
Code Official - Sheryl Peña

Inspected Address: **103 Cardinal Ct**

Case # **2020-900169**

Primary Owner: **Lucinda Rahn**
Mailing Address: **103 Cardinal Ct**
Glasgow KY 42141

Inspector's Findings : **Owner has been notified on multiple occasion to clean up yard.**

8/28/2020

The inspection at this property revealed the following violations to the Code of Ordinances:

Nuisance:

Weeds & Grass

Inspector's comments:

Occupant has been notified that the grass and weeds needs to be trimmed up around the house.

Glasgow Code: 302.4 Weeds All immediate exterior property shall be maintained free from weeds or plant growth in excess of 8'. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

IPMC 95.03 CERTAIN CONDITIONS DECLARED A NUISANCE.

(A) It shall be unlawful for the owner, occupant or person having control or management of any land within the city to permit a public nuisance to develop thereon. (B) The following conditions are declared to be public nuisances:

(4) Weeds and grass: It is unlawful for any person owning property or having property in their possession to fail to cut, mow and remove weeds, bushes and grass or any other thing that might grow in, around and on the streets and alleys of the city adjoining and adjacent to the property or over or above the sidewalks that interfere with traveling or that shall grow exposed within their yards and open lots within the city other than flowers, shrubs, roses or things that are ornamental and add to the beauty of the city. Frequency of mowing shall be as follows. The requirements for frequency of mowing within the city shall be as follows:

3. Other residential property, including vacant residential lots not in process of development by developer shall be mowed with such a frequency that the grass height shall not exceed eight inches tall.

(b) Any person failing or refusing to have cut, mowed and removed weeds, bushes, grass and other plants described herein from the places herein designated after receiving ten days' notice from the Police Chief, any police officer, the city's Building Inspector or the Code Enforcement Officer shall be guilty of violating this section. Any person who is guilty of violating this chapter may be cited by the Building Inspector, Code Enforcement Officer or any peace officer and will be subject to a fine if such condition to which the aforesaid notice relates is not remedied within ten days from the receipt of the notice. No subsequent notice shall be required to constitute a violation if the same property owner fails to cut, mow or remove weeds, bushes and grass or any other things subject to this chapter, and which are required to be mowed and cut according to the above schedule, after the initial notice is given by the appropriate officer.

If you do not understand the violation or cannot reference where it is on your property, notify the Code Official for verification within the next 7 days.

If an Appeal is not filed with the Code Enforcement Board a COMPLIANCE INSPECTION will be on **9/25/2020**

If the property is still in violation after the COMPLIANCE INSPECTION, additional citations may be issued until compliance is rendered.

I have inspected the Property in Violation and have found it in non-compliance with the City of Glasgow's Code of Ordinances and /or the adopted International Property Maintenance Code. By order of the City of Glasgow, I do hereby issue a citation. The violation with which you have been charged is a civil offense.

Sheryl Peña

Sheryl Peña
Code Enforcement Officer
Office: 270-651-3921
Cell: 270-614-1040
Email: s.pena@glasgow-ky.com