

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



Violation of Glasgow Code of Ordinances', Property Code

Per Day Fine - CITATION
2021-1000257

Justin Adams
155 Hillwood St
Glasgow, KY 42141

Citation Issued Date: 1-19-2021
Date of Offense: 1-15-21

Property in Violation: **104 Sandy Ln**

PVA Parcel # **G9-3-13**

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: Property owner must contact Code Enforcement Office for compliance inspection.

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: Pursuant to directions from the Code Enforcement Board, there is hereby imposed a daily civil penalty in the amount of **\$100.00 per day** which civil penalty shall continue until the property owner notifies the code enforcement office that the property is in compliance and an inspection verifies this to be the case or for the period of **60 days**, whichever occurs first. **If the violations are remedied, the property owner shall immediately notify the undersigned Code Official for a compliance inspection.**

Additional Fines and Fees: 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: **104 Sandy Ln**

Case # **2021-100257**

Primary Owner: **Justin Adams**
Mailing Address: **155 Hillwood St**
Glasgow, KY 42141

Inspector's Findings: Trash and Rubbish, grass, weatherproof., accessory structure 1-15-2021

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

Nuisance:

Accumulation of Rubbish or Garbage

Inspector's comment:

The trash and rubbish at this house has been an ongoing problem for longer than 12 months. There are mattresses, appliances, rubbish, construction trash piling up around the house. I notified the owner of the spring cleanup and they did not make use of it. All trash needs to be picked up and taken to the landfill. House siding needs fixed. Needs mowed. The house hasn't had electric or water for months, Someone is illegally living in the garage and has been asked to move. The inside of the house is not livable. It needs to be demolished or remodeled.

Glasgow Code: 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.

(2) Accumulation of rubbish. An accumulation on any premises of filth, refuse, trash, garbage or other waste material which endangers the public health, welfare or safety, or materially interferes with the peaceful enjoyment by owners or occupants of adjacent property because of the danger that it will catch or communicate fire, attract and propagate vermin, rodents or insects, or blow rubbish into any street, sidewalk or property of another.

(10) Outside open storage. Outside open storage on residential property is prohibited, including inoperable motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every owner or occupant keep the premises of the residential property clean and remove from the premises all such items as listed above including, but not limited to, weeds, dead trees, trash, garbage and the like upon notice from the Code Enforcement Officer. This is to protect neighborhoods from rats, mice, insects and other vermin.

IPMC: 302.1 Sanitation Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Weeds & Grass

Inspector's comment: The yard is not being mowed with a consistency to keep the grass under 8" in height as is in the Code of Ordinances.

Glasgow Code: 95.03.4 Weeds and grass.

(a) 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 thing that are ornamental and add to the beauty of the city, no less frequently than that the grass height shall not exceed 8", commencing with April 1 of each year and ending with September 30 of each year.

(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 day 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 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 fail to cut, mow or remove weeds, bushes and grass or any other things subject to this chapter, and which are required to be mowed no less frequently than that the grass height shall not exceed 8", after the initial notice is given by the appropriate officer.

IPMC: 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.

Exterior Structure:

Protective Treatment

Inspectors comments The house has siding torn off and is no longer weatherproof. It is in need of siding to bring up to code.

Glasgow Code: 151.067 FAULTY WEATHER PROTECTION. (B) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

IPMC: 304.6 Exterior Walls

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Accessory Structure

Inspectors comments The garage needs a garage door and a walk-through door and siding to make the structure up to Code level. It is illegal for someone to live in an accessory building.

Glasgow Code: 304.6 Exterior Walls

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

IPMC: 304.2 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 watertight.

Vacant and Unsafe Structure

Inspectors comments: The house has been left to decay and ruin. It is not up to building or maintenance codes. The house must be demolished or brought up to standards immediately. Multiple visits has yielded no improvement.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public

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 **(when owner notifies the official it is done)**.

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