

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



Violation of Glasgow Code of Ordinances', Property Code

CITATION **2021-300296**

Sandy Rashein
205 Redwood St.
Glasgow KY 42141

Citation Issued Date: 3-9-2021
Date of Offense: 3-5-2021

Property in Violation: **203 Redwood St**

PVA Parcel # **80A-14**

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 **3/19/2021**

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): 100.00

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: 203 Redwood St

Case # 2021-300296

Primary Owner: Sandy Rashein
Mailing Address: 205 Redwood
Glasgow KY 42141

Inspector's Findings: The house still doesn't have electricity and is in poor condition. No attempts to have it restored or cleaned up. The open storage situation has not been cleaned up. The trailer must be demolished and the lot cleaned up.

3/5/2021

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

Nuisance:

Unsafe Structure

Inspector's comments:

The trailer has been vacant on and off for 2 years. People are staying there intermittently. No successful effort to reinstall electricity by bringing it back to code. Trailer and accessory buildings must be removed. The lot left clean, strawed and seeded. You must also get a Demo Permit.

Glasgow Code:

151.103 (2) To the intent and within the time specified in the order, to repair, alter or improve the dwelling or other building to render it fit and safe, or if the repair, alteration or improvement can be made at a cost that is not more than 50% of the value of the building, at the option of the owner, to locate and close the building; or, if the repair cannot be made at a cost that is not more than 50% of the value of the building, within the time specified in the order, to remove or demolish the dwelling or other building.

Open Storage

Inspector's comments:

The yard has many appliances, lawnmowers, toys, equipment, odds and ends scattered about. I have contacted the owner many times. The situation is still the same. Everything must be hauled off.

Glasgow Code: 95.03 (B) (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.

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 3/19/2021

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