

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



Violation of Glasgow Code of Ordinances', Property Code

CITATION **2021-400317**

Lola Rhodes
1620 Mutz Dr
Indianapolis, In 46229

Citation Issued Date: 4-13-21
Date of Offense:4-12-21

Property in Violation: **304 Mill St, Glasgow Ky**

PVA Parcel # **G7-8-7**

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 **4/23/2021** .

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): 200.00

Maximum Penalty if Violation is Contested: 400.00

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: 304 Mill St, Glasgow Ky

Case # 400316

Primary Owner: Lola Rhodes
Mailing Address: 1620 Mutz Dr
Indianaop;is In 46229

Inspector's Findings: On the accessory building the windows need fixed, the front finished and paint the building to leave or Demolish building. The house need roof work, get rid of tarp, and the front and back must be cleaned of the open storage, rubbish. 4/12/2021

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

Nuisance:

Open Storage On the house, front porch and the back has some open storage that must be cleaned up.
Inspector's comments:

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.

Roofs & Drainage On the House, the tarp must go and the roof fixed.
Inspector's comments:

Glasgow Code:

IPMC: 304 The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the [International Building Code](#) or the [International Existing Building Code](#) as required for existing buildings: (7) Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

Protective Treatment & Glazing

Inspector's comments: The front of the accessory building must be finished or the building demolished, this issue has past the year mark that we have been working with you. The glass must be repaired and the building painted.

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.

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 **4/23/2021**

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