

Citation

City of Glasgow
126 E Public Square
Glasgow, KY, 42141
(270) 651-3921



Date: 04/05/2023

PARKVIEW APARTMENTS OF GLASGOW LLC
C/O ARBORS OF GLASGOW ATTN L SIMMONS
1020 Huron Rd E Suite 100, CLEVELAND OH 44115

Citation # 202300158
Subject Property: PARK AVE and ADAMS PLACE, GLASGOW, KY 42141
Property ID Number: G4-12-42

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 **04/19/2023**.

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):50.00.

Maximum Penalty if Violation is Contested:100.00.

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.

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.

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 04/19/2023

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

Inspection Report

City of Glasgow

126 E Public Square

Glasgow, KY, 42141

(270) 651-3921

Case Number: 202300158



Parkview Apts of Glasgow
1020 Huron Rd E Ste 100
Cleveland Oh 44115

Re: PARK AVE and ADAMS PLACE

EXTERIOR - 304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

04/05/2023 - Roof damage was obtained on March 3rd storm and there was no tarping put on roof or repairs made. Since that time there has been more rain and damage to the ceilings of the apartments, On April 4, 2023 the ceiling in Apt 112 fell in at 5 am.

1-Inspection

04/04/2023