

Notice of City Property Maintenance Code Violation

City of Glasgow

126 E Public Square

Glasgow, KY, 42141

(270) 614-1040



OWNER: Floyd Harper c/o Lisa Harper
203 Grant St
Ft Thomas KY 41075

DATE OF NOTICE: 04/04/2023
Case #: 202300093
PROPERTY IN VIOLATION: 302 Humble

RE-INSPECTION DATE 04/17/2023

Because you are the owner/agent/occupant of the property listed above, you are hereby notified that an inspection of the premises on 03/24/2023, indicates that a violation(s) of the City of Glasgow Code of Ordinances exists. The following violations were found:

Nuisance:

108.1.5 Dangerous Attractive Nuisance

Code Violation:

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

Dangerous-Attractive Nuisance

108.1.5(7). The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

Inspector's Comments:

Nuisance:

108.1.5 Dangerous Collapse

Code Violation:

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

Dangerous Collapse

108.1.5(5). The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

Inspector's Comments:

This house is no longer livable. Please contact this office for a Demolition Permit and tear down the house.

Nuisance:

108.1.5 Dangerous Fire Nuisance

Code Violation:

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

Dangerous Fire Nuisance

108.1.5(8). Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to

life and safety.

Inspector's Comments:

Nuisance:

108.1.5 Dangerous Remains of Structure.

Code Violation:

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

Dangerous Remains of Structure

108.1.5(11). Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Inspector's Comments:

Nuisance:

110.1 DEMOLITION

Code Violation:

The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond six months, unless approved by the building official.

Inspector's Comments:

Nuisance:

EXTERIOR - 304.1 General Exterior

Code Violation:

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Inspector's Comments:

Nuisance:

RUBBISH AND GARBAGE - 308.1 Accumulation of rubbish or garbage.

Code Violation:

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Inspector's Comments:

Please remove the trees and the house from the proeprty . It has been condemned.

Nuisance:

Weeds and Grass - 8 Inches

Code Violation:

Glasgow Code # 95.03 B (4) 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.

Inspector's Comments:

Please keep your grass under 8" tall all summer.

Sincerely,



Sheryl Peña
Code Enforcement Officer

Helpful Tips

If you feel that you do not have enough time to remedy the violations herein described, you may call the Code Official and request a reasonable extension of time. This extension notification must be made at least 24 hours before the date of the compliance inspection, otherwise, the above compliance inspection date will not be changed.

If the violations are not corrected on or before the scheduled compliance inspection date, a citation may be issued for the violations. The City may take the necessary actions to correct the violations and levy additional citations. All citations may also carry a per-day fine if directed by the Code Enforcement Board.

Please see the above Inspection Report that lists the specific violations found on the property in violation and the section(s) of the City Code of Ordinances that was violated.

No further contact will be made on our behalf before the Compliance Inspection is completed and/or a fine is levied. If you have questions on any statement made in this Notice of Violation, please direct your questions to the Code Official.

Citation

City of Glasgow

126 E Public Square

Glasgow, KY, 42141

(270) 614-1040



Date: 03/07/2023

HARPER FLOYD and DELORES EST
C/O LISA HARPER TAYLOR
FT THOMAS, KY 41075

Citation # 202300093

Subject Property: HUMBLE AVE 302, GLASGOW, KY 42141

Property ID Number: G4-4-2

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 **03/17/2023**.

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 03/17/2023

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