

Citation

City of Glasgow
126 E Public Square
Glasgow, KY, 42141
(270) 614-1040



Date: 07/24/2023

JOHNNY Y PROPERTIES LLC
761 CAMPBELL LANE
BOWLING GREEN, KY 42104-

Citation # 202300128
Subject Property: RACE ST N 104 and 106, GLASGOW, KY 42141
Property ID Number: G1-21-17

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 **08/04/2023**.

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):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.

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 08/04/2023

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) 614-1040

Case Number: 202300128



Johnny Y Properties
102 Viano
Irvine CA 92602

Re: RACE ST N 104 and 106

EXTERIOR - 304.1 General Exterior

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.

03/21/2023 - There are cracks in the brick that need to be re chinked. before bricks start falling or the corner of building is compromised.

EXTERIOR - 304.13 Window, door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

03/21/2023 - There are windows that are rotten and missing the frame around it.

EXTERIOR - 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 watertight. 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.

03/21/2023 - There is some peeling paint on the side walls.

EXTERIOR - 304.6 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.

03/21/2023 - There are breaks and cracks in the brick on the front of the building.

EXTERIOR - Weather Tight

304.1.1(4) Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

03/21/2023 - Please update the painting on the walls for sealing the building against the weather.

EXTERIOR - Weather Tight

304.1.1(4) Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

03/21/2023 - rotten frame around window at the upper floor.

1-Inspection

03/21/2023

5-Re-Inspection

05/17/2023

6-Issue Citation

05/18/2023

5-Re-Inspection

06/05/2023

6-Issue Citation

06/06/2023

5-Re-Inspection

07/19/2023

6-Issue Citation

07/24/2023

4-Send Letter

08/09/2023

3-Verbal

08/16/2023