

Citation

City of Glasgow

126 E Public Square

Glasgow, KY, 42141

(270) 614-1040



Date: 12/11/2023

WHITNEY CAMILLE
1405 HILLCREST RD
CINCINNATI, OH 45224-

Citation # 202200227

Subject Property: LEWIS ST S 901C, GLASGOW, KY 42141

Property ID Number: G7-2-24

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 **12/21/2023**.

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 12/21/2023

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: 202200227



Camille Whitney
1405 Hillcrest Rd
Cincinnati OH 45224

Re: LEWIS ST S 901C

108.1.5 Dangerous Attractive Nuisance

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.

07/11/2022 -

108.1.5 Dangerous Collapse

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.

07/13/2022 -

108.1.5 Dangerous structure or premises.

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 Neglect

108.1.5(3). Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

07/13/2022 -

108.1.5 Dangerous Unfit Health

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 Unfit Health

108.1.5(9). A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

07/13/2022 -

110.3 Demo, Failure to comply

If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

07/13/2022 - I have condemned the structure. It is falling apart and is in no way a candidate for remodel. The yard must be cleaned up , brush and weeds removed also. I can send you a list of contractors that demo houses if you want.

110.3 Demo, Failure to comply

If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

07/11/2022 -

EXTERIOR - 302.5 Rodent harborage.

Structures and exterior property shall be kept free from rodent harborage and infestation. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

07/11/2022 -

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.

07/11/2022 -

FAILURE TO RECEIVE NOTICE

Glasgow Code # 151.108

Failure on the part of any owner or party in interest to receive or have served upon him or her any complaint, notice or order herein provided for, shall not affect or invalidate the proceedings with respect to any other owner or party in interest or any other person, firm or corporation.

07/11/2022 -

Nuisance Unlawful

Glasgow Code # 95.03 -- It shall be unlawful for the owner, occupant or person having control or management of any land within the city to permit a public nuisance to develop thereon.

07/11/2022 -

PLACARD, NON-COMPLIANCE

Glasgow Code # 151.105

(A) If the owner of a dwelling or other building fails to comply with the instructions of the Building Inspector to repair, alter or improve or vacate, close, remove or demolish the dwelling, dwelling unit or building, the City Council may order the Building Inspector to repair, alter or improve or to vacate, close, remove or demolish the dwelling, dwelling unit or building.

07/11/2022 -

Transfer of Ownership

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.

07/11/2022 -

UNFIT DWELLING.

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.

07/11/2022 -

Unhealthy, unfit for human habitation

(C) It shall be unlawful in the city for the owner of a property to permit any structure upon the property to become unfit and unsafe for human habitation, occupancy, or use or to permit conditions to exist in the structure which are dangerous or injurious to the health or safety of the occupants of the structure, the occupants of neighboring structures, or other residents of the city, county, consolidated local government, or urban-county.

07/11/2022 -

Vacant structures and land.301.3

Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

07/11/2022 -

Weeds and Grass - 8 Inches

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.

07/11/2022 -

4-Send Letter

07/13/2022

3-Verbal

07/19/2022

1-Inspection

08/08/2022

3-Verbal

08/15/2022

3-Verbal

01/11/2023

3-Verbal

03/17/2023

5-Re-Inspection

03/21/2023

5-Re-Inspection

06/06/2023

3-Verbal

06/06/2023

3-Verbal

06/06/2023

5-Re-Inspection

07/03/2023

3-Verbal

09/19/2023

5-Re-Inspection

09/25/2023

5-Re-Inspection

09/25/2023

3-Verbal

10/04/2023

5-Re-Inspection

12/08/2023

6-Issue Citation

12/11/2023