

# Citation

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



Date: 12/28/2023

JOHNSON ROBERT W and CHERYL R  
117 SAM TERRY AVE  
GLASGOW, KY 42141

Citation # 202300462  
Subject Property: SAM TERRY AVE 116, GLASGOW, KY 42141  
Property ID Number: G5-7-13

**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 01/08/2024.

**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 01/08/2024

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: 202300462



Robert Johnson  
117 Sam Terry  
Glasgow Ky 42141

Re: SAMTERRY AVE 116

## 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.

09/29/2023 -

## 108.1.5 Dangerous Fire 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 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.

09/29/2023 -

## 108.1.5 Dangerous To Occupy

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 to Occupy

108.1.5(6). The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

09/29/2023 -

## 110.1 DEMOLITION

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.

09/29/2023 -

## 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.

09/29/2023 -

**Accessory Structure**

(D) No accessory structure may occupy a lot that does not have a principal building located on the lot.

09/29/2023 -

**Demo Permit**

§ 150.06 FEE SCHEDULE FOR BUILDING, ELECTRICAL AND HVAC INSPECTIONS.

The fee schedule for building, electrical, and HVAC inspections, attached to Ordinance 2499, is hereby established and incorporated herein by reference.

09/29/2023 -

**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.

09/29/2023 -

**EXTERIOR - 304.13 Window, door frames.**

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

09/29/2023 -

**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.

09/29/2023 -

**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.

09/29/2023 -

**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.

09/29/2023 - The utilities have been off for years and its not fit to live in, please come get a demo permit and demolish the house.

**1-Inspection**

09/29/2023

**5-Re-Inspection**

12/13/2023

**5-Re-Inspection**

12/27/2023

**6-Issue Citation**

12/28/2023