

Citation

City of Glasgow

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



Date: 03/26/2024

Lands Real Estate Investments LLC
1945 Scottsville Rd
BOWLING GREEN, KY 42104

Citation # 202400005
Subject Property: SUNSET AVE 229, ,
Property ID Number: G9-10-1A

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 **04/05/2024**.

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): **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

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: 202400005



Lands Real Estate Investments LLC
1945 Scottsville Rd
Bowling Green Ky 42104

Re: SUNSET AVE 229

PERMITS REQUIRED BUILDING 150.07.

(A) Pursuant to KRS 198B.060(8), a building inspection program is hereby established in the city for application to all buildings subject to 815 KAR 7:120, Kentucky Building Code.

(B) The building inspection program of the city shall include plan review and inspections of structures subject to 815 KAR 7:125, Kentucky Residential Code.

(C) Permits and fees. The fees for permits and inspections shall be as provided for in the schedule attached to Ord. 2837, passed 11-25-2013.

01/18/2024 - Demo was performed on the property but was left unfinished. I notified the previous owner that they must get ok from building inspector to rebuild on that foundation, if not approved then this concrete must be removed from property to finish the demo process. Please contact my office to let me know what is in your plans for the site.

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.

01/18/2024 - The previous owner sold the property before replying to the officer. The demo remains unfinished per the permit which states the ground must be left flat seeded and strawed. and no remaining structure on the land. Please remove concrete

Open Storage

Glasgow Code # 95.03 B – Outside open storage on residential property is prohibited, including inoperable motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every owner or occupant keep the premises of the residential property clean and remove from the premises all such items as listed above including, but not limited to, weeds, dead trees, trash, garbage and the like upon notice from the Code Enforcement Officer. This is to protect neighborhoods from rats, mice, insects and other vermin.

02/22/2024 - Tree down in yard, please remove

1-Inspection

01/18/2024