

Lexington Fayette Urban County Government
Administrative Hearing Board Finding of Fact Form and Final Order

Date of Hearing: 04/27/2017

Hearing Officer: MICHAEL HURTER

Case number: 03042017CONDEM#23-45

Address: 2017 CAMBRIDGE DR #23-45

Owner: SHANE INVESTMENTS PROPERTIES LLC

Present / Not Present

Person Representing Property Owner: _____

Legal Standing: _____

Issuance Date of Civil Penalty: 02/24/2016

Case Officer: DAVID SPRINGSTON

Pre-January 2017 only, Notice of Violation: Nuisance Housing Sidewalk

Housing with \$ 400.00 Civil Penalty Amount

Nuisance with \$ _____ Civil Penalty Amount

Sidewalk with \$ _____ Civil Penalty Amount

Emergency Abatement \$ _____ Nuisance Housing

Other: _____ \$ _____ Civil Penalty Amount

Findings of Fact:

Appellant owns the subject property. Notice was properly served on Appellant and notice of appeal was timely filed.

_____ A violation(s) of the Ordinance was not committed. To Wit: _____

A violation(s) of the Ordinance was committed. To Wit: _____

stairs, docks

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Conclusions of Law

The civil penalty is:

Upheld

Dismissed

Other

Notes: _____

Civil Penalty Assessed

1) Appellant is assessed a civil penalty of \$ _____. Failure to make payment on this civil penalty within 30 days of the issuance of this ruling may result in the placement of lien against the indicated property.

Civil Penalty held in abeyance

2) Appellant is granted _____ days from service of notice of this Order within which to remedy the violations to avoid the assessment of a civil penalty of \$ _____. The appellant shall contact the Case Officer and request a conformation inspection to ensure compliance has been gained on or before the above indicated date as well. Notes: _____

Civil Penalty assessed in part with remaining balance held in abeyance

3) Appellant is assessed a civil penalty of \$ _____, and is ordered to remedy the violation within _____ days from service of this Order, and in the event he/she fails to do so, an additional amount of \$ _____ will be assessed, and the Lexington-Fayette County Government will abate (when applicable) the nuisance, at the expense of the Appellant.

Notes: _____

****Notice: Has indicated in Kentucky Revised Statute 65.8831, any appeal of this order must be made to the Fayette District Court within thirty (30) days from the date this order is issued.**

Michael R. Hurter
Hearing Officer's Signature

4/27/2017
Date

Supplementary Page
Completed

MAYOR JIM GRAY



DIRECTOR KENNETH ARMSTRONG
CODE ENFORCEMENT

DIVISION OF CODE ENFORCEMENT
ASSESSMENT OF CIVIL PENALTY AND NOTICE OF CONTINUED VIOLATION
(Housing Violations)

Date of Issuance: 02/24/2017

Case#: 03042017CONDEM#23-45

SHANE INVESTMENT PROPERTIES LLC
135 SCOTTS FERRY RD
VERSAILLES, KY 40383

Referenced Property: 2017 CAMBRIDGE DR #23-45

On 09/07/2016, the above referenced property was placed under a Notice of Violation regarding required repairs or corrections pursuant to Chapter 12 of the Lexington-Fayette Urban County Government Code of Ordinances and the International Property Maintenance Code/1998.

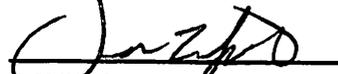
On 02/16/2017 at 1:51 pm, I conducted a re-inspection of the property and found that not all of the cited repairs/corrections had been completed. The purpose of this letter is to formally notify you that due to the continued non-compliance and the presence of 18 violations on the property during the above indicated re-inspection date; you have been issued a civil penalty. As established in Chapter 12-2(b) of the Code of Ordinances you have been assessed a civil penalty in the amount of \$400.00.

The property owner may file a written appeal of this action, but must do so within 7 days of the above listed "Date of Issuance". Appeals, which should indicate why the civil penalty should be dismissed, may be filed via U.S. Mail or by delivering the request to the: Division of Code Enforcement, C/O Secretary of Administrative Hearing Board, 101 East Vine Street, Suite 500, Lexington, KY 40507 or by faxing the appeal request to (859-425-2274)—No emails. Failure to appeal a civil penalty within the indicated time shall result in the determination that; the property owner has waived their right to appeal, the violations were present on the property, and that the issuance of the civil penalty was proper.

If this civil penalty is not paid within 14 days of its issuance and it is not on appeal, a Notice of Lien Claimed may be filed. If a Notice of Lien is filed, then the property owner will be responsible for all fees and administrative costs associated with the lien as well. All payments related to civil penalties or liens should be made to the Lexington-Fayette Urban County Government and mailed or delivered to the Lexington-Fayette Urban County Government, Division of Revenue, 2nd Floor, 200 East Main Street, Lexington, Kentucky 40507. Please include a copy of this invoice and/or documents clearly identifying the referenced property and civil penalty with your payment to insure proper credit occurs.

Please note that as outlined in Chapter 12-2(b) of the Code of Ordinances, if the required repairs are not completed and the property is not brought into compliance before the next re-inspection date of 03/28/2017, additional civil penalties ranging between \$100.00 and \$2,000.00 may be assessed. Please take immediate steps to correct these violations to ensure no additional civil penalties or liens are issued.

Please contact me if you have any questions or concerns regarding this notice/citation. If you do not receive a response from me within 36 Hours of calling/emailing, please call our office and ask to speak to my supervisor.


DAVID SPRINGSTON
CODE ENFORCEMENT OFFICER

(859) 576-3836
Phone Number

dspringston@lexingtonky.gov
Email Address