

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

Date of Hearing: 02/20/2019

Hearing Officer: JOSEPH BUCKLES

Case number: 220826

Address: 207 E. MAXWELL ST.

Owner: LEXINGTON VILLAGE LLC

Present /Not Present

Person Representing Property Owner: Nick Nicholson attorney, Exhibit A
Legal Standing: _____

Issuance Date of Civil Penalty: 12/19/2018

Case Officer: THAD SCOTT

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: 18 violations

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Conclusions of Law

The civil penalty is:

Upheld

Dismissed

Other

Notes:

\$400 held in abeyance until
9/30/2019

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 until 9/30/2019 within which to remedy the violations to avoid the assessment of a civil penalty of \$ 400. The appellant shall contact the Case Officer and request a confirmation inspection to ensure compliance has been gained on or before the above indicated date as well. Notes: Complete compliance
Schedule and reinspect. Compliance

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 by _____, 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 Statue 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.**


Hearing Officer's Signature

2/20/2019
Date

Supplementary Page
Completed

Administrative Hearing Board
101 East Vibe Street, Suite 500
Lexington, KY 40507

January 8th, 2019

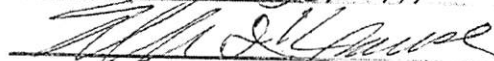
Lexington Village LLC
PO box 14346
Chicago, IL 60614

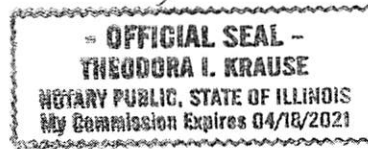
Re: Appeal case #2200826

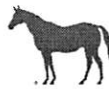
Please let this notarized letter serve as indication that our attorney Nick Nicholson has legal right to represent Lexington Village LLC in the appeal hearing.

Lexington Village LLC
By: Laura Duncan
Authorized Person



Subscribed and sworn to before me
this 13 Day of JAN 2019
at Chicago, County of Cook
by LAURA DUNCAN






Compliance Schedule

Lexington Village LLC
Property Owners Name

PO Box 14346
Property Owners Mailing Address

Chicago IL 60614
City State Zip

207 E Maxwell St 40508
Property Under Notice of Violation

To be filled out by Code Enforcement

Approved Denied

220826 2-20-19
Case Number Date Submitted

[Signature] 2-20-19
Code Enforcement Supervisor Date

Dear Property Owner,

Additional time **may** be granted for the abatement of cited violations with the submittal **and approval** of this Compliance Schedule. Each violation cited must be addressed by the code given on the notice and a time given for abatement. The compliance schedule will be considered voided if the premises are not maintained free from nuisance conditions; weeds, trash and debris, junk vehicles and indoor items such as appliances and furniture etc. and is not maintained secured from unauthorized entry.

Additional time for interior repairs will be granted only when circumstances **warrant** it. On the lines below; detail the reason requesting additional time, reference the cited code, detail the work to be done and the date it is expected to be completed. There must be a reasonable amount of work to be completed and inspected each month to warrant a Compliance Schedule agreement. The owner/representative is responsible for contacting the Code Enforcement Officer to schedule appointments for re-inspection of the interior.

Circumstances warranting additional time for interior repairs.

Property Owner requests to enter into a Compliance Agreement as all of the work will take substantially longer than 30 days to full address all of the code violations on the 10 properties. Owner's agents have been working with Code Enforcement since the original notice was issued to ensure there is a full understanding of the violation and the work necessary to ensure the property is restored to Code.

[Signature]
Owner's signature Attorney

859-231-3950
Phone #

Nick.Nichols@stofirm.ca
Email

I _____ certify that to the best of my knowledge there are no hazardous
Code Enforcement Officer's Signature
conditions existing on this property at this time that would warrant denial of this extension of time.



| | | |
|-----------------------|--|---------------------------------------|
| <u>Dck102</u> Code | <u>Repair or replace the rear stairway and any associated support</u> Details of the work to be completed. | <u>3/30/19</u> To be completed by: |
| <u>Dck103</u> Code | <u>Repair or replace the rear stairway and any associated flooring</u> Details of the work to be completed. | <u>3/30/19</u> To be completed by: |
| <u>Dck104</u> Code | <u>Repair or replace the rear stairway and any associated guardrails</u> Details of the work to be completed. | <u>3/30/19</u> To be completed by: |
| <u>Dck106</u> Code | <u>Repair or replace the rear stairway and any associated spindles</u> Details of the work to be completed. | <u>3/30/19</u> To be completed by: |
| <u>Dck109</u> Code | <u>Repair or replace the rear stairway and any associated fastners</u> Details of the work to be completed. | <u>3/30/19</u> To be completed by: |
| <u>Drs101</u> Code | <u>Repair or replace door thresholds where deteriorated</u> Details of the work to be completed. | <u>7/30/19</u> To be completed by: |
| <u>Egn111</u> Code | <u>Repair or replace light fixtures covers</u> Details of the work to be completed. | <u>7/30/19</u> To be completed by: |
| <u>Env109</u> Code | <u>Maintain all exterior walls in a weatherproof condition free to deteriorated conditions</u> Details of the work to be completed. | <u>7/30/19</u> To be completed by: |
| <u>Gut107</u> Code | <u>Provide splash blocks and/or downspouts to cast water away from structure</u> Details of the work to be completed. | <u>7/30/19</u> To be completed by: |
| <u>Win105</u> Code | <u>Repair or replace window casings, frames, etc. where broken or otherwise deteriorated</u> Details of the work to be completed. | <u>7/30/19</u> To be completed by: |
| <u>App103</u> Code | <u>Clothes dryer exhaust ducts shall be equipped with a back-draft damper</u> Details of the work to be completed. | <u>7/30/19</u> To be completed by: |
| <u>Egn115</u> Code | <u>All exterior receptacle outlets must be protected by a ground fault circuit interrupter</u> Details of the work to be completed. | <u>7/30/19</u> To be completed by: |
| <u>Win106</u> Code | <u>Paint, caulk, and glaze all exterior windows and trim as needed</u> Details of the work to be completed. | <u>9/30/19</u> To be completed by: |
| <u>Gut103</u> Code | <u>Re-anchor all loose guttering and downspouts as needed</u> Details of the work to be completed. | <u>9/30/19</u> To be completed by: |
| <u>Drs104</u> Code | <u>Paint, caulk, and glaze all exterior doors and door trim as needed</u> Details of the work to be completed. | <u>9/30/19</u> To be completed by: |
| <u>Dck110</u> Code | <u>Prepare and paint all previously painted flooring where needed or peeling on porch</u> Details of the work to be completed. | <u>9/30/19</u> To be completed by: |
| <u>Dck111</u> Code | <u>Prepare and paint all previously painted railing where needed or peeling</u> Details of the work to be completed. | <u>9/30/19</u> To be completed by: |
| <u>Env104</u> Code | <u>Prepare and paint all previously painted flooring where needed or peeling mansony walls</u> Details of the work to be completed. | <u>9/30/19</u> To be completed by: |

