

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

Date of Hearing: 05/29/2019

Hearing Officer: MATT BOYD

Case number: 286747

Address: 267 AMERICAN AVE.

Owner: FARAHNOUSH FATTAHI

Present / Not Present

Person Representing Property Owner: _____

Legal Standing: _____

Issuance Date of Civil Penalty: 04/03/2019

Case Officer: JIM FAWCETT

Housing with \$ 100.00 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: _____

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Date of Hearing: 05/29/2019

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Case number: 286747

Address: 267 AMERICAN AVE.

Conclusions of Law

The civil penalty is:

Upheld

Dismissed

Other

Notes: _____

Civil Penalty Assessed

1) Appellant is assessed a civil penalty of \$ 100. 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 _____ 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 confirmation 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 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: As 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.**


Hearing Officer's Signature

5/29/19
Date

N/A Supplementary Page
Completed



DIVISION OF CODE ENFORCEMENT
Issuance of Citation (Housing Violation)

**FATTAHI FARAHNOUSH
269 AMERICAN AVE
LEXINGTON, KY 40503-1003**

**Date & Time of Issuance: April 3, 2019, at 1:44 PM
Compliance Due Date: May 3, 2019
Case Number: 286747**

RE: 267 AMERICAN AVE, Lexington, KY 40503

On **January 18, 2019 at 2:33 PM**, 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.

On **April 3, 2019 at 1:44 PM**, I conducted a re-inspection of the property and found that not all of the cited repairs/corrections have been completed. The purpose of this document is to formally notify you that due to the continued non-compliance and the presence of **1 violation(s)** on the property during the above indicated "Date of Issuance", you are being issued a citation. **As established in Chapter 12-1 of the Code of Ordinances you have been issued a citation in the amount of \$100.** Our records indicate you have received 1 citation(s) in this case.

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 citation should be dismissed, may be filed via U.S. Mail or by delivering the request to: 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 this citation within the indicated time shall result in the determination the property owner has waived their right to appeal, the violations were present on the property, and the issuance of the citation was proper.

If this citation 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 citations 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, 218 East Main Street, Lexington, Kentucky 40507.** Please include a copy of this citation and/or documents clearly identifying the referenced property and this citation with the payment to ensure proper credit occurs.

Please note that as outlined in Chapter 12-1 of the Code of Ordinances, if the cited repairs are not completed and the property is not brought into compliance before the above indicated "Compliance Due Date", additional penalties ranging between \$100.00 and \$2,500.00 may be assessed. Please take immediate steps to correct these violations to ensure no additional citations or liens are issued.

Please contact me if you have any questions or concerns regarding this 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.

Inspection Comments:





A handwritten signature in black ink that reads "J. Fawcett".

James Fawcett
Code Enforcement Officer

Phone
(859) 576-3850

E-Mail Address
jfawcett@lexingtonky.gov





DIVISION OF CODE ENFORCEMENT
Notice of Violation (Housing)
60 Day Repair Notice

FATTAHI FARAHNOUSH
269 AMERICAN AVE
LEXINGTON, KY 40503-1003

Date & Time of Issuance: January 18, 2019,
at 2:33 PM
Compliance Due Date: March 19, 2019
Case Number: 286747

RE: 267 AMERICAN AVE, Lexington, KY 40503

On **January 18, 2019 at 2:33 PM** I conducted an inspection of the above referenced property, pursuant to Chapter 12 of the Lexington-Fayette Urban County Government Code of Ordinances and the International Property Maintenance Code. At which time I documented violation(s) that are required to be corrected/repared to maintain accepted levels of health, safety and/or minimum maintenance standards: A list of the violations found during the above indicated inspection are located on the attached/enclosed inspection report.

This non-appealable notice and the attached/enclosed documents serve as formal notification of the inspection and the presence of the aforementioned violations. This notice also serves as an order to correct/abate the violations and also provides you with information/guidelines to assist you in correcting these violations.

FINDINGS

It has been found that a violation(s) exists on the premises or part thereof which requires immediate action to protect the public's health and safety. The findings of the above stated inspection are listed below.

	Violation	Code	References
1	REPAIR, REPLACE, PAINT, CLEAN OR REMOVE ANY AWNINGS WHERE ROTTED, RUSTED, TORN, OR OTHERWISE DETERIORATED.	Env112 - Awnings	PM 304.9
2	REPAIR OR REPLACE THE FOUNDATION HATCHWAY/ACCESS DOOR PAINT AS NEEDED.	Fnd106 - Fndtion Door	PM 304.5, 304.16
3	REPLACE ALL BROKEN WINDOW GLASS.	Win101 - Wndw Glass	PM 304.13, 304.13.1
4	REPAIR OR REPLACE THE FOUNDATION PIERS WHERE MISSING, DAMAGED, SUNKEN, LEANING, COLLAPSED OR IMPROPERLY INSTALLED. STRUCTURAL REPAIRS MUST BE PERFORMED UNDER A PERMIT FROM THE DIVISION OF BUILDING INSPECTION.	Fnd103 - Fndtion Piers	PM 304.1, 304.5, 306.1.1; KRC 105.1; KBC 105.1

You being the owner are hereby given notice to:

Correct Cited Routine Violations within Sixty (60) Days

Inspection Comments:

