

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

Date of Hearing: 08/24/2021

Hearing Officer: JOE BUCKLES

Case number: 695276

Address: 108 BLUE GRASS AVE.

Owner: RJC INVESTMENTS LLC

Present / Not Present

Person Representing Property Owner: Jody Cline

Legal Standing: employee / POA

Issuance Date of Civil Penalty: 07/19/2021

Case Officer: DAVID SPRINGSTON

Housing with \$ _____ Civil Penalty Amount

Nuisance with \$ 125.00 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: _____

trash & debris

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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 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

8/24/2021

Date

**DIVISION OF CODE ENFORCEMENT****Issuance of Citation**RJC INVESTMENTS LLC
111 STIRLING LN
VERSAILLES, KY 40383Date & Time of Issuance: June 30, 2021, at 10:03 AM
Compliance Due Date: July 14, 2021
Case Number: 695276

RE: 108 BLUE GRASS AVE, Lexington, KY 40505

Issuance of Citation: Due to continued non-compliance, a citation in the amount of \$125 has been assessed pursuant to chapter 12 of the code of Ordinances. This amount includes a \$25.00 Administrative fee. Please review the second page of this document to obtain details regarding the payment or appeal of this citation.

An inspection was made of the above-referenced property on June 30, 2021 at 10:03 AM, and, pursuant to Chapter 12-2 of the Lexington-Fayette Urban County Government Code of Ordinances the below indicated nuisance violation was located that must to be corrected/abated before the listed "Compliance Due Date".

	Violation	Code	References
1	Rubbish, Garbage, Debris, Ashes, Trash or Waste	Nuisance 001 Trash/Debris	
2	Indoor Furniture/Appliances not designed or manufactured for outside but is located outside	Nuisance 003 IFO/Indoor Furniture	

Inspection Comments:

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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 OfficerPhone
(859) 576-3836E-Mail Address
dspringston@lexingtonky.gov



How to Pay a Citation

All payments related to citations, 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, 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. The Division of Code Enforcement cannot accept payment for any citations, liens or abatement costs.

Continued non-compliance after the above indicated "Compliance Due Date" may result in additional citations being issued until compliance is gained. If the property owner does not bring the property into compliance the violations may be abated/corrected by governmental operations and all abatement costs and related administrative fees will be invoiced to the property owner.

How to Appeal a Citation

If a citation has been issued, the property owner may file a written appeal of this citation. The property owner must do so within 7 days of the listed "Issuance Date". Appeals 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 will be accepted. 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 a citation, which is not on appeal, and/or invoice abatement costs are not paid within 14 days following its issuance, a Notice of Lien Claimed may be recorded in the Office of the Fayette County Clerk against the property.



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeff Weaver, as member and on behalf of RJJC Investments, LLC
3735 Palomar Centre Drive Ste 150 #3
(hereinafter "the Company"), which has a principle address of Lexington, KY 40513,
do hereby make, constitute, and appoint Jody Cline, as a true and
lawful attorney-in-fact for the Company and in its name, place, and stead for the limited
purpose of attending hearings, testifying, settling, addressing, resolving, and otherwise acting
on behalf of the Company with regard to any Administrative Appeal or any other matter
involving the Lexington-Fayette Urban County Government Department of Code Enforcement.

The Company's attorney-in-fact has the authority to execute for and on behalf of the
Company any and all documents which may be required in connection with such matters and
generally to do and perform for the Company and in its name all that any member of the
Company might do if present, and the Company does hereby adopt and ratify all the acts of said
attorney done in pursuance of the limited power herein granted.

The power granted herein shall not be affected by the disability of the Grantor.

IN TESTIMONY WHEREOF, witness the signature of the granting party this 29th day of
July, 2019.

RJJC Investments, LLC, GRANTOR

BY: Jody Cline
RJJC Investments, MEMBER



STATE OF Kentucky

COUNTY OF Fayette

The foregoing instrument was subscribed, sworn to, and acknowledged before me by Jeff Weaver, for and on behalf of RJJC Investments, LLC, on this the 29th day of July, 2019.

My Commission Expires: June 20, 2021

Rachel R Holmes
NOTARY PUBLIC, STATE AT LARGE