

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

Date of Hearing: 01/13/2022 Hearing Officer: MATTHEW HENDERSON

Case number: 714737 Address: 1221 MORNING SIDE DR.

Owner: LEANNE LEE Present /Not Present

Person Representing Property Owner: \_\_\_\_\_

Legal Standing: \_\_\_\_\_

Issuance Date of Civil Penalty: 10/13/2021 Case Officer: DEBRA PHELPS

Housing with \$ \_\_\_\_\_ Civil Penalty Amount

Nuisance with \$ 1025.00 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: grass and debris

**Lexington Fayette Urban County Government**  
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Date of Hearing: 01/13/2022

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**Conclusions of Law**

The civil penalty is:

Upheld

Dismissed

Other

Notes:

Property owner remedied fee  
problem upon knowledge of citation.

**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.**

Matthew Henderson  
Hearing Officer's Signature

January 13, 2022  
Date



**DIVISION OF CODE ENFORCEMENT**

**Issuance of Citation**

**LEE LEANNE  
1221 MORNING SIDE DR  
LEXINGTON, KY 40509**

**Date & Time of Issuance: October 13, 2021, at 2:38 PM  
Compliance Due Date: October 27, 2021  
Case Number: 714737**

**RE: 1221 MORNING SIDE DR, Lexington, KY 40509**

**Issuance of Citation: Due to continued non-compliance, a citation in the amount of \$1025 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 October 13, 2021 at 2:38 PM, 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".

|   | <b>Violation</b>                                | <b>Code</b>                  | <b>References</b> |
|---|---|------------------------------|-------------------|
| 1 | Rubbish, Garbage, Debris, Ashes, Trash or Waste | Nuisance 001<br>Trash/Debris |                   |

**Inspection Comments:**

Remove all tree/bush limbs from the property.

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.

**Debra Phelps**  
Code Enforcement Officer

**Phone**  
(859) 797-6230

**E-Mail Address**  
dphelps@lexingtonky.gov





## How to Pay a Citation

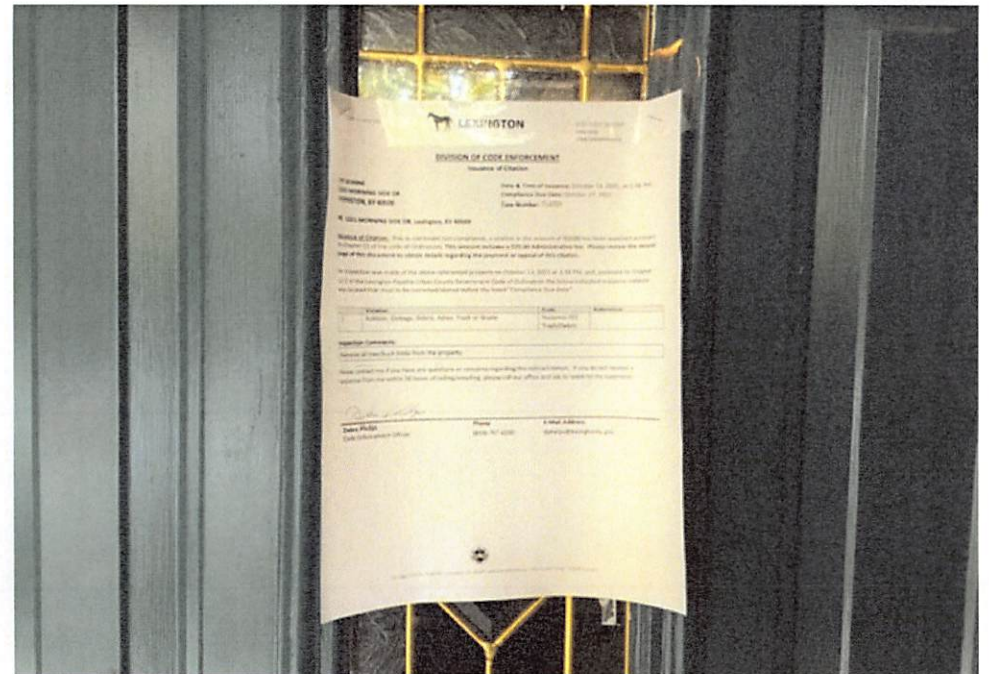
**All payments related to citations, civil penalties or liens should be made to the Lexington-Fayette Urban County Government and mailed or delivered to the Lexington-Fayette Urban County Government, Division of Revenue, 218 East Main Street, Lexington, Kentucky 40507. Please include a copy of this citation 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.





1221 MORNING SIDE DR

CITATION 10/13/21

**DIVISION OF CODE ENFORCEMENT****Notice of Nuisance Violation**

LEE LEANNE  
1221 MORNING SIDE DR  
LEXINGTON, KY 40509

Date & Time of Issuance: July 21, 2021, at 8:49 AM  
Compliance Due Date: August 4, 2021  
Case Number: 714737

RE: 1221 MORNING SIDE DR, Lexington, KY 40509

**Notice of Nuisance Violation:** (Non-appealable): If this violation is not corrected before the date indicated in the "Compliance Due Date" section, a citation ranging from \$100.00 to \$1500 may be issued.

An inspection was made of the above-referenced property on July 21, 2021 at 8:49 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<br>Trash/Debris          |            |
| 2 | High Weeds/Grass (not to exceed 10" in height)  | Nuisance 002 –<br>Tall<br>Grass/Weeds |            |

**Inspection Comments:**

You shall mow all tall grasses and weeds in the entire yard. Yard shall be maintained at 10 inches or below. You shall remove all trash and debris such as your tree/shrub limbs. If you cut and bundle the limbs into less than 4 foot lengths and tie up in small bundles, you can set them out on trash day and Waste Management will pick them up. If you have any questions please contact me.

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.

Debra Phelps  
Code Enforcement Officer

Phone  
(859) 797-6230

E-Mail Address  
dphelps@lexingtonky.gov



EXHIBIT  
tabbles®  
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1221 MORNING SIDE DR DP

COMPLETED 10/20/21

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LEXINGTON, KY 40509Date & Time of Issuance: October 13, 2021, at 2:38 PM  
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