

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

Date of Hearing: 01/19/2022 Hearing Officer: JIM WOMACK

Case number: 714295 Address: 1581 MARTHA CT.

Owner: THE BAXTER II LLC Present /Not Present

Person Representing Property Owner: Niki Blanton

Legal Standing: Proprietor

Issuance Date of Civil Penalty: 11/01/2021 Case Officer: DAVID SPRINGSTON

Housing with \$ 325.00 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: Per citation

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Address: 1581 MARTHA CT.

**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 1/19/23 within which to remedy the violations to avoid the assessment of a civil penalty of \$ 350.00. 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: Property owner to submit

sufficient engineering report for continued safety of balcony + stairways within 30 days

**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.**

James H. Womack  
Hearing Officer's Signature

1/19/22  
Date



**DIVISION OF CODE ENFORCEMENT**  
**Issuance of Citation (Housing Violation)**

**BAXTERIITHE LLC**  
**2095 NW HIGHWAY 211 ST STE 2F334**  
**BRASELTON, GA 30517**

**Date & Time of Issuance:** November 1, 2021, at 8:58 AM  
**Compliance Due Date:** December 1, 2021  
**Case Number:** 714295

**RE: 1581 MARTHA CT, Lexington, KY 40505**

On **August 25, 2021 at 10:53 AM**, 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 **November 1, 2021 at 8:58 AM**, 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 **15 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 \$325. This amount includes a \$25.00 Administrative fee.** 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:**

An engineers report is necessary for the repairs of this structure.





A handwritten signature in blue ink, appearing to read "David Springston".

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**David Springston**  
Code Enforcement Officer

**Phone**  
(859) 576-3836

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



**LIMITED POWER OF ATTORNEY**

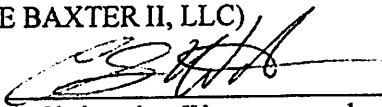
KNOW ALL MEN BY THESE PRESENTS:

That I, CHRISTOPHER WOOTEN, a duly authorized member of (THE BAXTER II, LLC) whose principle address is 2095 Highway 211 NW 2F334, Braselton, GA 30517, do hereby make, constitute and appoint (DENTON FLOYD REAL ESTATE GROUP) and (NIKKI BLANTON), of Lexington, Kentucky, true and lawful attorney-in-fact for (THE BAXTER II, LLC) for the limited purpose of representing and defending the Company's interests at LFUCG CODE ENFORCEMENT hearings.

The rights, powers and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date hereof, and such rights, powers and authority shall remain in full force and effect thereafter until this power is terminated by written revocation.

All power and authority granted herein shall not be effected by my disability, incapacity, or adjudged incompetency.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of January, 2022.

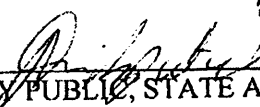
(THE BAXTER II, LLC)  
BY:   
Christopher Wooten, member

STATE OF GEORGIA)

COUNTY OF Gwinnett

The foregoing Power of Attorney was acknowledged, subscribed and sworn to before me by Christopher Wooten, this 19th day of January, 2022.

My commission expires: 09/14/2024

  
NOTARY PUBLIC, STATE AT LARGE

