

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

Date of Hearing: 01/20/2022

Hearing Officer: JOE BUCKLES

Case number: 590565

Address: 320 GEORGETOWN PLACE

Owner: GEORGETOWN PLACE LLC

Present Not Present

Person Representing Property Owner: John Pappas, member

Legal Standing: owner, member

Issuance Date of Notice: 01/04/2022

Case Officer: THAD SCOTT

Housing with \$ _____ Civil Penalty Amount

Nuisance with \$ _____ Civil Penalty Amount

Sidewalk with \$ _____ Civil Penalty Amount

Emergency Abatement unknown at this time 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: Violation of
IPMC 110.1, 110.2 referenced is Code of Ordinance § 12.1
dangerous, unsafe & unsanitary structure.

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Conclusions of Law

The civil penalty is:

Upheld

Dismissed

Other

Notes: No penalty assessed

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

1/20/2022
Date



DIVISION OF CODE ENFORCEMENT
Notice of Emergency Abatement Action

**GEORGETOWN PLACE LLC
220 KINGSWAY DR
LEXINGTON, KY 40502**

**Date of Abatement: January 4, 2022, at 5:16 PM
Case Number: 590565**

RE: 320 GEORGETOWN PL, Lexington, KY 40508

On **January 4, 2022 at 5:16 PM**, I conducted an inspection of the above reference property, pursuant to Chapter 12 of the Lexington-Fayette Urban County Government Code of Ordinances.

During this inspection, I observed the existence of conditions which place the property in violation of the Code of Ordinances and presented an imminent danger to the safety, public health, and welfare of other citizens. The violation(s) observed were:

| | Violation | Code | References |
|---|---|---|-------------------|
| 1 | The structure has been found to be so old, dilapidated or so out of repair that it is dangerous, unsafe, unsanitary or unfit for human occupancy or use | Unsafe, unsanitary or unfit for human occupancy | IPMC 110.1, 110.2 |

Inspection Comments:

The structure at 320 GEORGETOWN PL suffered sever fire damage in the evening of 1-3-22 and has been deemed a total loss. This structure is dangerous and poses an extreme hazard to human life, general public and surrounding properties that are directly adjacent to the structure. In addition, there exists an imminent danger of further collapse which has initiated an emergency demolition abatement of the structure. This action has been ordered by The Lexington Fayette Urban County Government, Division of Code Enforcement.

Due to the emergency condition, what was present and pursuant to Chapter 2B-10, of the Code of Ordinances, a Code Enforcement Officer took immediate action to abate this violation. All costs related to this action and related administrative fees will be invoice to the property owner in the near future.

Payment related to this abatement 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 the invoice, which will be mailed in the very near future, and/or documents clearly identifying the referenced property with your payment to ensure proper credit occurs. If this abatement cost is not paid within 14 days of the indicated date of invoice, a Notice of Lien Claimed may be filed. If a lien is filed, the property owner will be responsible for all feed and administrative costs associated with the lien as well.





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

A handwritten signature in blue ink that reads "Thad Scott".

Thad Scott
Code Enforcement Supervisor

Phone
(859) 576-3852

E-Mail Address
tscott@lexingtonky.gov

