

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: 741045

Address: 733 MAPLE AVE.

Owner: MARIAM SHALASH

Present /Not Present

Person Representing Property Owner: _____

Nazir Shalash

POA

Legal Standing: _____

Issuance Date of Civil Penalty: 11/9/2021

Case Officer: MICHAEL HAUSERMAN

Housing with \$ _____ Civil Penalty Amount

Nuisance with \$ 275.00 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: vehicles on
property w/o tags

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Conclusions of Law

The civil penalty is:

Upheld

Dismissed

Other

Notes:

Property owner contacted tenant to remove vehicles upon knowledge of notice. Vehicles removed

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

January 13, 2022

Date

SPECIAL POWER OF ATTORNEY

I, Mariam Shalash, am the owner of the Property on Maple Street in Lexington KY. I authorize Nazir Shalash to appear on my behalf for any and all hearings before the Lexington Code Enforcement Board related to the properties that I own.

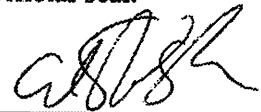


Mariam Shalash

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

On this 13th day of January 2022, before me, the undersigned officer, personally appeared Mariam Shalash known to me to be the persons whose names are subscribed to the instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereto set my hand and official seal.



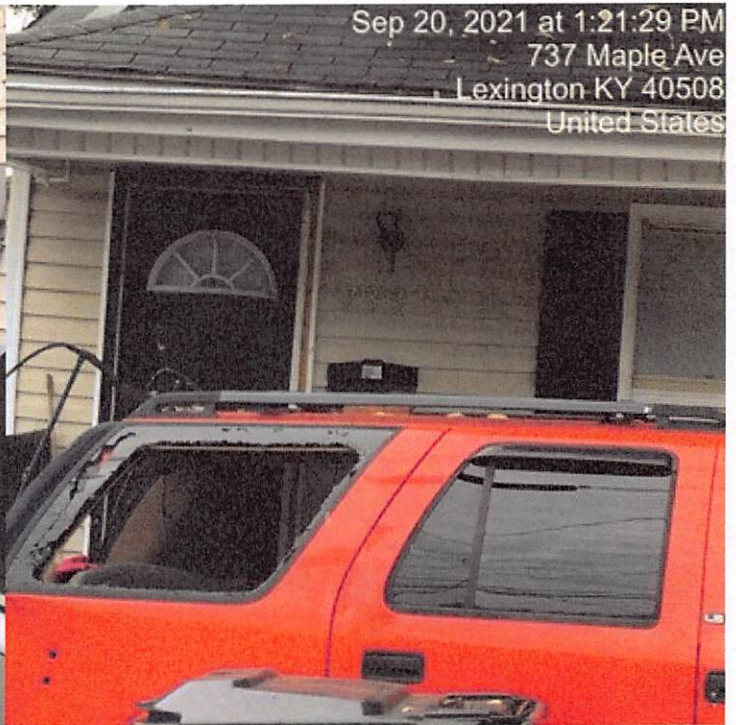
NOTARY PUBLIC

My commission expires: 9-15-2024

ABDEL SHALASH
NOTARY PUBLIC AT LARGE
KENTUCKY NOTARY # KYNP12625
MY COMMISSION EXPIRES 9/15/2024

ABDEL SHALASH
NOTARY PUBLIC AT LARGE
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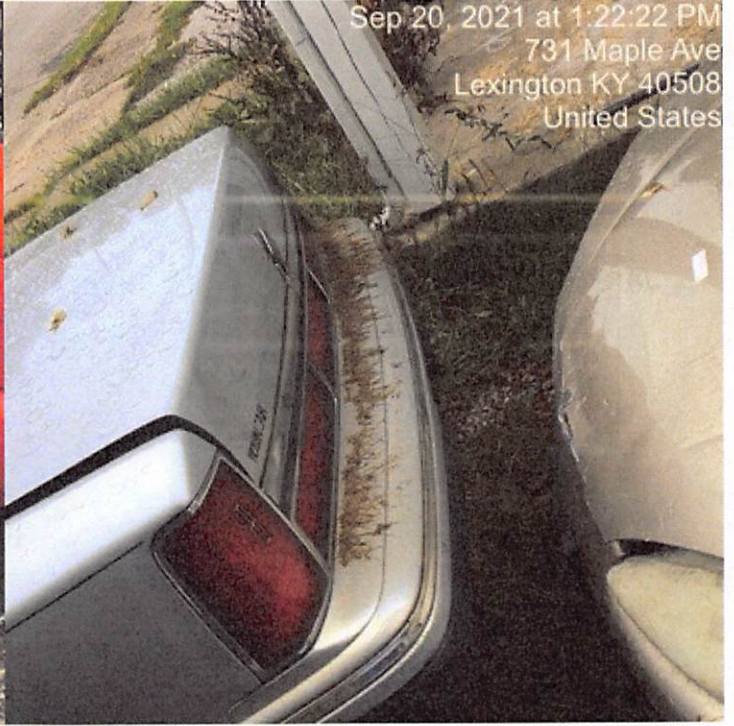
733 Maple Ave 741045 N 09/20/2021



733 Maple Ave 741045 N 09/20/2021



Sep 20, 2021 at 1:22:28 PM
731 Maple Ave
Lexington KY 40508
United States

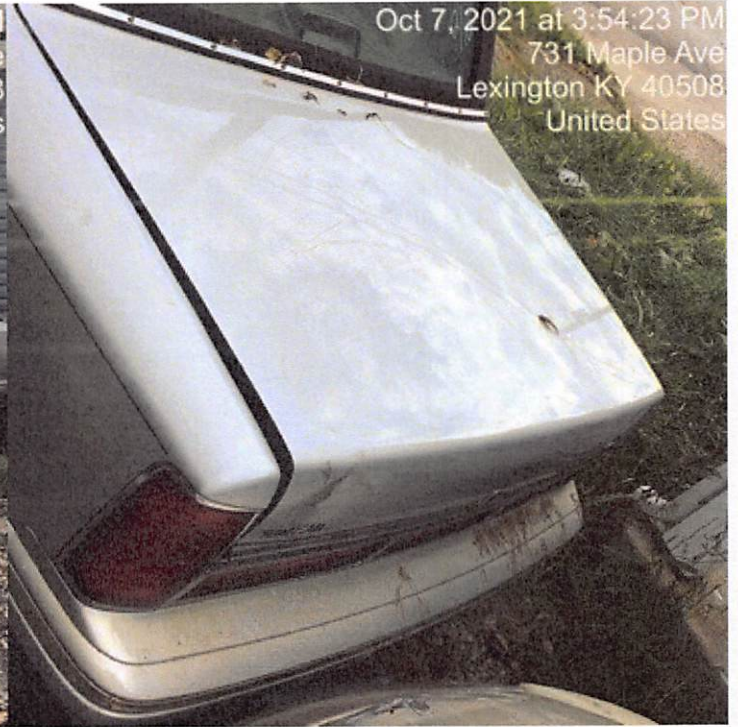
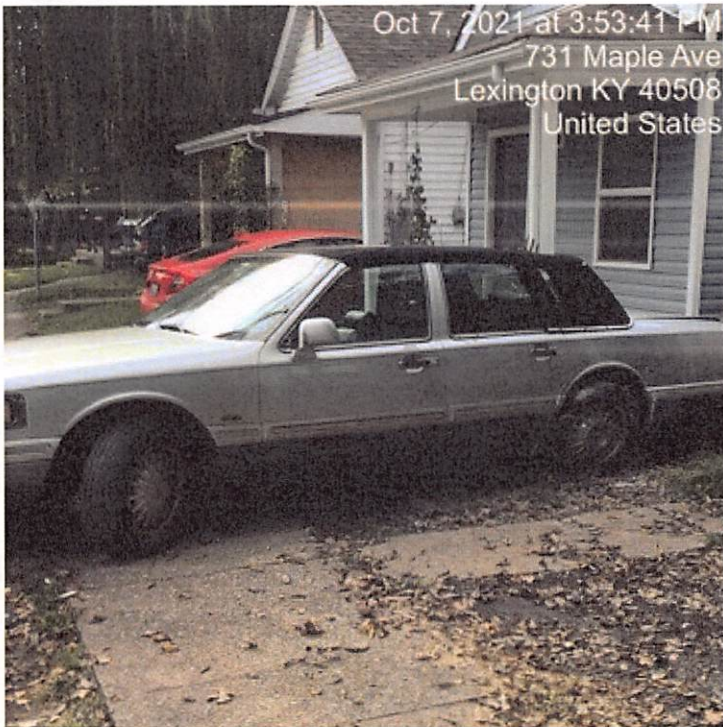


Sep 20, 2021 at 1:22:22 PM
731 Maple Ave
Lexington KY 40508
United States

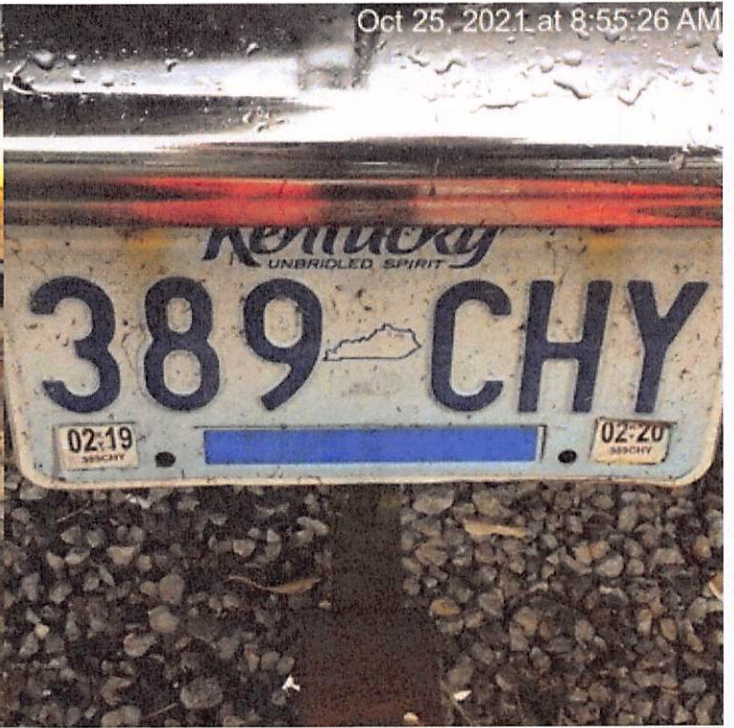


Sep 20, 2021 at 1:22:08 PM
731 Maple Ave
Lexington KY 40508
United States

733 Maple Ave 741045 N 10/07/2021



733 Maple Ave 741045 N 10/25/2021



LEXINGTON
DIVISION OF CODE ENFORCEMENT
Issuance of Citation

SHALISH MARLER
1127 GREENTREE CT
LEXINGTON KY 40517

Date & Time of Issuance: October 25, 2021 at 8:48:55
Compliance Due Date: November 8, 2021
Case Number: 161261

RE: 733 MAPLE AVE, Lexington, KY 40508

Notice of Citation: Due to continued non-compliance, a citation in the amount of \$225 has been assessed pursuant to Chapter 13 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 25, 2021 at 8:48 AM, and, pursuant to Chapter 13.2 of the Lexington-Fayette Urban County Government Code of Ordinances the following indicated nuisance(s) was/were located that must be corrected/abated before the listed "Compliance Due Date":

Violation	Code	Reference
Unleashed, Unleashed, Non-Licensed, Improperly Secured or Inoperable Vehicle(s) or Machinery	Nuisance Code Unleashed/Improperly Secured Vehicle	

Inspection Comments:

Please contact me if you have any questions or concerns regarding this notice/citation. If you do not receive a response from me within 30 days of calling/issuing, please call our office and ask to speak to my supervisor.

Michael Hasselman
Michael Hasselman
Code Enforcement Officer

Phone: (502) 286-1793
E-Mail Address: mhasselman@lexingtonky.gov

733 Maple Ave 741045 N 11/30/2021



733 Maple Ave 741045 N 01/10/2022





DIVISION OF CODE ENFORCEMENT
Notice of Nuisance Violation

SHALASH MARIAM
1127 GREENTREE CT
LEXINGTON, KY 40517

Date & Time of Issuance: September 20, 2021, at 1:25 PM
Compliance Due Date: October 4, 2021
Case Number: 741045

RE: 733 MAPLE AVE, Lexington, KY 40508

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 September 20, 2021 at 1:25 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".

	Violation	Code	References
1	Junked, Wrecked, Non-Licensed, Improperly licensed or Inoperative Vehicle(s) or Machines(s)	Nuisance 004 Junked/Inoperable Vehicle	

Inspection Comments:

Please remove all junk, inoperable, unlicensed, and improperly licensed vehicles.

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.

Michael Hauserman
Code Enforcement Officer

Phone
(859) 285-1793

E-Mail Address
mhauserman@lexingtonky.gov



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

SHALASH MARIAM
1127 GREENTREE CT
LEXINGTON, KY 40517

Date & Time of Issuance: October 8, 2021, at 10:48 AM
Compliance Due Date: October 22, 2021
Case Number: 741045

RE: 733 MAPLE AVE, Lexington, KY 40508

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 October 8, 2021 at 10:48 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	Junked, Wrecked, Non-Licensed, Improperly licensed or Inoperative Vehicle(s) or Machines(s)	Nuisance 004 Junked/Inoperable Vehicle	

Inspection Comments:

Issued second notice to avoid civil penalty. Cease allowing inoperable vehicles and vehicles without current valid license plates to remain on 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.

Michael Hauserman
Code Enforcement Officer

Phone
(859) 285-1793

E-Mail Address
mhauserman@lexingtonky.gov





DIVISION OF CODE ENFORCEMENT

Issuance of Citation

**SHALASH MARIAM
1127 GREENTREE CT
LEXINGTON, KY 40517**

Date & Time of Issuance: October 25, 2021, at 8:48 AM
Compliance Due Date: November 8, 2021
Case Number: 741045

RE: 733 MAPLE AVE, Lexington, KY 40508

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 October 25, 2021 at 8:48 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	Junked, Wrecked, Non-Licensed, Improperly licensed or Inoperative Vehicle(s) or Machines(s)	Nuisance 004 Junked/Inoperative Vehicle	

Inspection Comments:

[Empty box for inspection comments]

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.

Michael Hauserman
Code Enforcement Officer

Phone
(859) 285-1793

E-Mail Address
mhauserman@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.

