Certified #: Form 1.2.1 File #: 20190845

Code Enforcement Department
20 WEST PIKE STREET
COVINGTON, KY 41011

CITATION FOR THE VIOLATION OF THE CITY OF COVINGTON CODE OF ORDINANCES

Date of Issuance: 04/10/2019 Time of Issuance: _____

1. Name of Person(s) Subject to this Citation:
FRANK DUVENECK ARTS & CULTURAL CENTER INC
PO BOX 121308 COVINGTON KY 41012-1308

[Secondary City State Zip]

2. Address of the Real Property Subject to this Citation:
1228-32 GREENUP ST

3. Date violation was committed: 04/09/2019

4. Factual Basis for the Offense: This citation is being issued pursuant to K.R.S. 65.8801 et seq., and/or City of Covington Code of Ordinances, Chapter 92 et seq., Nuisances, and Chapter 152 et seq., Property Maintenance Code, and Chapter 158 et seq., Zoning, for failure to correct or otherwise abate the code violations, as specifically enumerated below, in reference to the real property located at 1228-32 GREENUP ST, Covington, Kentucky.

VIOLATIONS OF CITY OF COVINGTON CODE OF ORDINANCES

Door is in Disrepair/ not weather tight 152.303.13c - Door has been damaged and/or the mechanics are no longer working correctly and/or are missing

Downspout Deficiencies 152.303.7c - Downspout/Downspouting Material is deteriorated or damaged and/or missing

Foundation Deficiencies 152.303.5 - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

Furnishings, Household - Stored Improperly 92.05.A.12c - No"intended" for interior use furnishing items are to be on the exterior of structures on the property

Garage in Disrepair 152.302.7d - Garage is deteriorated and/or damaged

Gutter Deficiencies 152.303.7b - Gutter Material(s) is deteriorated/damaged/and/or missing

Paint/protective surfaces 152.303.2 - Any and all protective surfaces are missing paint and/or have chipped and/or peeling paint

Shutter in Disrepair 152.302.7e - Shutter(s) has been damaged and/or the mechanics are no longer working correctly and/or are missing

Siding Deficiencies 152.303.1c - Siding has been damaged and/or the mechanics are no longer working correctly and/or are missing

Soffit/Trim Deficiencies 152.303.1a - Soffit/Trim has been damaged and/or the mechanics are no longer working correctly and/or are missing

Trash and/or Debris on Property 152.305 - Trash and/or Debris has been detected and documented at this address

Walkway in Disrepair 152.302.3a - Walkway has been damaged, is deteriorated and/or is missing material(s) and may be a hazard

Window is Missing Screen 152.30313.d - Any and All Operable Windows Must have protective screen(s)

Windows Cracked or Broken 152.303.13b - Window(s) have cracked or broken glass

5. The person(s) subject to this Citation are in violation of the above-stated sections of the City of Covington Code of Ordinances.

6. This violation with which you have been charged is a **civil offense**.

   The fine for the offense(s) listed above shall be **$100.00** per day per violation until the violation(s) is or are completely corrected and such information is verified by the Covington Code Enforcement Department. If you choose to contest this citation before the Code Enforcement Board, the fine shall not exceed **$10,000.00** for all violations listed herein.

   PERSISTENT OFFENDERS: Any violator who violates any provision of the City of Covington nuisance code and/or property maintenance code and/or zoning code, and has been previously issued two or more citations for violation(s) of the nuisance code and/or property maintenance code and/or zoning code, within a 12-month period, **may** be assessed additional civil penalties of **$500.00** per day per violation, with a maximum cap of **$20,000.00**, per citation.

   **** Whether the citation is contested or not, please contact the City of Covington's Code Enforcement Department at (859) 292-2323 to obtain a re-inspection when nuisances are abated to stop accrual of fines.**

7. **Abandoned Urban Property:** If there is a violation above indicating this property is considered Abandoned Urban Property (AUP), please be aware that Kentucky Revised Statutes and Covington Ordinances allow for the assessment of a higher real property tax rate if certain conditions exist. Please contact the Neighborhood Services Department for more information about the AUP program.

8. **Appeal/Request for a Hearing:** This Citation may be appealed to the Code Enforcement Board by a written request for a hearing that is to be mailed to Covington City Clerk, 20 West Pike St., Covington, KY 41011 within seven (7) days of receipt of this Citation.

9. **Waiver of Hearing: Failure to pay the applicable civil fines within the specified time period or the failure to request a hearing, in writing, within seven (7) days of receipt of this Citation shall constitute a waiver of your right to contest this citation and the determination that a violation was committed shall be final and not subject to an appeal to District Court. In addition, failure to pay the citation within the specified time period may result in a lien being placed against the above mentioned real property or on any other property to which a lien may attach. All requests for a hearing shall be sent to Covington City Clerk, 20 West Pike St, Covington, Kentucky 41011.**

10. **For payment of fines**, please send check or money order to: Community Services, City of Covington, 20 West Pike St., Covington, KY 41011. Please include a copy of your Notice of Citation.

This Citation Issued By:

Joseph Meimann
859-292-2179
Code Enforcement Department

ACKNOWLEDGEMENT OF RECEIPT

I do hereby acknowledge that I have received a copy of this Citation.

PROOF OF SERVICE

This Citation was served by delivering a true copy to:

1228-32 GREEN UP ST COVINGTON KY

this 10TH day of APRIL, 2019

Served by: [signature]

_____ Title

Print Name: _____ Date: _____

Signature: _____

File #: 20190845

Code Enforcement Department

20 WEST PIKE STREET
COVINGTON, KY 41011

04/10/2019

To: City of Covington
Code Enforcement Dept.
20 West Pike St. Covington, KY 41011

From: FRANK DUVENECK ARTS & CULTURAL CENTER INC PO BOX 121308 COVINGTON KY 41012-1308

RE: Nuisance and/or Code Violation(s) on the real property located at:
1228-32 GREENUP ST

To Whom It May Concern:

Please be advised that I am formally requesting a hearing in front of the Code Enforcement Board in order to contest the existence of certain nuisance, property maintenance, and/or zoning code violations and/or to request an extension of time to completely correct the violation(s) that exist on the real property located at **1228-32 GREENUP ST** which is the real property subject to the violation(s).

Sincerely,

_____
(signature here)

Owner and/or Occupant of the Real Property subject to this action

Date:

Enclose a check or money order for $50.00 for Code Enforcement Board Appeal Administrative Fee. The fee may be waived with prior approval from the Code Enforcement Director. Check should be payable to the City of Covington.

If the property is used for rental purposes the owner/agent must show proof of their occupational license at the code enforcement board hearing.

(Please mail or hand deliver this letter to the Code Enforcement Dept., City of Covington 20 West Pike St, Covington KY 41011)