

CITY OF SOUTHGATE
NOTICE OF FINAL ORDER

9/27/2017

WELLS FARGO BANK
3476 STATEVIEW BLVD
FT MILL, SC 29715

Property Address: 215 Ridgeway Avenue, Southgate, Kentucky 41071
Citation Reference #: 2010872

PIDN#: 999-99-11-484.00

Date of Citation 9/6/2017

Violations Noted in Citation Sent:

- Grass/Weeds - cut and maintain grass and weeds on property.
- Storage / Rubbish - remove all exterior storage and/or rubbish located on property.

The person to whom the referenced civil citation was issued, having failed to respond to the citation within seven (7) days, as required by KRS 65.8828 and Southgate Code of Ordinances § 32.57, is hereby deemed to have waived the right to a hearing, and the determination that a violation was committed is considered final. The citation as issued is deemed a **FINAL ORDER** determining that the violation was committed and imposing the civil fine as set forth in the citation, plus all charges and fees incurred by the City in connection with the enforcement of the applicable ordinances, including abatement costs. The person to whom the citation was issued shall be deemed to have waived the right to appeal the Final Order to Campbell District Court.

PROOF OF SERVICE

The undersigned Code Enforcement Officer hereby certifies that on this 27 day of September, 2017, a copy of this Final Order was delivered to the person to whom the referenced civil citation was issued, in the following manner (check all that apply):

- Regular First-Class Mail
- Certified Mail, return receipt requested
- Personal delivery
- Leaving the notice at the person's usual place of residence with any individual residing therein who is eighteen (18) years of age or older and who is informed of the contents of the Notice.


John Lauber, Code Enforcement Officer



City of Southgate

122 Electric Avenue

Southgate, Kentucky 41071-3166

Code Enforcement: (859) 760-0926 • Fax: (859) 441-0244

8/27/2017

WELLS FARGO BANK
3476 STATEVIEW BLVD
FT MILL, SC 29715

RE: 215 Ridgeway Avenue, Southgate, Kentucky 41071
Reference #: 2010872

PIDN#: 999-99-11-484.00

WELLS FARGO BANK:

Enclosed is a Notice of Final Order resulting from your failure to respond to a Citation issued by the City of Southgate. Also enclosed is a copy of the original Citation, which now has the status of a Final Order. The Notice of Final Order is issued pursuant to KRS 65.8828 and Southgate Code of Ordinances § 32.57.

Ignoring the Final Order(s) is not in your best interest. Failure to abate all violations and pay the fine(s) may result in a lien being placed on the property and/or foreclosure action taken by the City to collect any unpaid lien(s). All liens will be fore all civil fines assessed for the violation and for all charges and fees incurred by the city in connection with the enforcement of the ordinance, including abatement costs and legal fees. If you have questions about this Notice and/or Final Order(s), I can be contacted at codeofficer@southgateky.org or I can be reached at 859-760-0926.

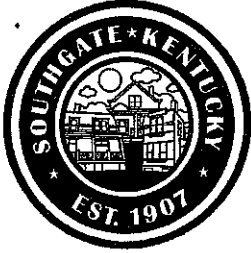
Respectfully,

John Lauber
Code Enforcement Officer

cc: City Clerk's Office, Property Records

www.southgateky.org





City of Southgate

122 Electric Avenue

Southgate, Kentucky 41071-3166

Code Enforcement: (859) 760-0926 • Fax: (859) 441-0244

9/6/2017

WELLS FARGO BANK
3476 STATEVIEW BLVD
FT MILL, SC 29715

RE: 215 Ridgeway Avenue, Southgate, Kentucky 41071
Case #: 2010872

PIDN#: 999-99-11-484.00

WELLS FARGO BANK:

On 8/16/2017 the City of Southgate issued you a Notice of Violation. This notice required you to correct all noted violations within a specified time period. A re-inspection of your property was conducted on 9/5/2017. The following violations were not corrected as required or have occurred again (see attached code sections and photographs for details):

- Grass/Weeds - cut and maintain grass and weeds on property.
- Storage / Rubbish - remove all exterior storage and/or rubbish located on property.

Therefore, the City has issued a Citation for the violations that were not corrected. Attached for your review is the Citation. **Please submit payment for the amount listed under Total Fine. The fine must be paid within seven (7) calendar days of the date of the Citation. If you fail to respond, you shall be deemed to have waived the right to a hearing before the Code Enforcement Board to contest the citation; the determination that the violation was committed shall be final; the citation as issued shall be deemed a final order determining that the violation was committed and imposing the civil fine as set forth in this Citation; and you shall be deemed to have waived the right to appeal the final order to Campbell District Court. The fine may be submitted in person or by mail at the following address:**

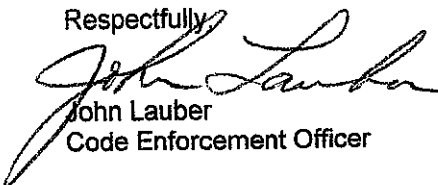
City of Southgate Clerk's Office
122 Electric Avenue
Southgate, KY 41071

Please remember that you are still required to correct any and all outstanding violations. The City shall conduct a re-inspection of your property on 9/14/2017. If any violations remain, additional Citations may be issued. The City may also pursue enforcement and resolution through appropriate legal action. *Any action taken by the City of Southgate to abate the violations shall be charged against the real estate upon which the structure is located and a lien shall be placed upon such real estate.*

If you wish to appeal this Citation, you may submit an application for appeal within seven (7) calendar days from the date of this notice. Applications may be picked up and submitted to the City Clerk's office at 122 Electric Avenue, Southgate, KY, 41071.

The City appreciates your cooperation in this matter. Thank you for your efforts in keeping Southgate a clean and safe community in which to live, work and play. If I can be of assistance or you have any questions about this citation please feel free to contact me at 859-760-0926 or codeofficer@southgateky.org.

Respectfully,


John Lauber
Code Enforcement Officer

www.southgateky.org



cc: City Clerk's Office, Property Files

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

307.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

