

City of Southgate
122 Electric Ave. Southgate, KY 41071
859-441-0075



Date issued: 06/19/2024

Copy

Civil Citation

Case #: 240179

Time of Citation:

Re: 2350 ALEXANDRIA PIKE, SOUTHGATE KY

PIDN: 999-99-11-169.00

MJR INVESTMENTS 5 LLC
2953 WOLD AVE.
CINCINNATI, OH 45206

Property Maintenance Code Section: 302.1 Sanitation
302.4 Grass & Weeds

Dates offense(s) committed: 06/07/2024 through 06/18/2024

Fact(s) Constituting Offense(s):

* Grass/Weeds – cut and maintain grass and weeds at parking lot near fence. * Trash / Rubbish – remove trash & rubbish from parking lot near fence.

Total Fine: \$500.00

TO THE ABOVE NAMED PERSON(S):

You are notified that you are in violation of the above section(s) of the City of Southgate Code of Ordinances and/or the International Property Maintenance Code as adopted by the City of Southgate.

IF YOU DO NOT CONTEST THIS CITATION, you must pay the amount shown above as "Total Fine" at the Office of the City Clerk, 122 Electric Avenue, Southgate, KY 41071, **within seven (7) calendar days from the date the Citation was issued.**

IF YOU DO CONTEST THIS CITATION, you must request a hearing before the City of Southgate Code Enforcement Board **within seven (7) calendar days from the date the Citation was issued.** Appeal forms are available from and may be submitted to the Office of the City Clerk, 122 Electric Avenue, Southgate, KY 41071. If the Board determines that no violation was committed, an order dismissing the Citation shall be entered. If the Board determines that a violation has been committed, an order may be issued upholding the Citation, and the Board may impose a fine up to \$50.00 per day per violation, up to a maximum of \$10,000.00 per Citation, or require you to remedy a continuing violation to avoid a fine, or both.

IF YOU FAIL TO PAY THE CIVIL FINE SET FORTH IN THIS CITATION OR CONTEST THE CITATION WITHIN THE TIME ALLOWED, 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.

Code Enforcement Officer's Name: John Lauber

Code Enforcement Officer's Signature: _____

John Lauber

City of Southgate
122 Electric Ave. Southgate, KY 41071
859-441-0075



06/19/2024

Re: 2350 ALEXANDRIA PIKE, SOUTHGATE KY

PIDN: 999-99-11-169.00

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MJR INVESTMENTS 5 LLC
2953 WOLD AVE.
CINCINNATI, OH 45206

MJR INVESTMENTS 5 LLC :

On 05/24/2024 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 the property was conducted on 06/19/2024. The following violations were not corrected as required or have occurred again (see attached code sections and/or photographs for details):

Fact(s) Constituting Offense(s): * Grass/Weeds – cut and maintain grass and weeds at parking lot near fence. * Trash / Rubbish – remove trash & rubbish from parking lot near fence.

302.1 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition and all outdoor storage shall be removed. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.4 Grass & 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.

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:**

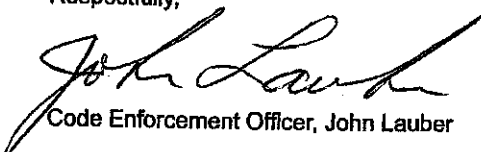
City of Southgate Clerk's Office
122 Electric Avenue
Southgate, KY 41071

Please remember that you are still required to correct any and all outstanding violations. The City shall conduct a re-inspection of the property on 07/02/2024. 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 or obtained from the website at www.southgateky.org.

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,


Code Enforcement Officer, John Lauber

