

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



Date Issued: 09/25/2024

**Civil Citation**

Case #: 240195

Time of Citation:

Re: 254 LINDEN AVE, SOUTHGATE KY

PIDN: 999-99-10-427.00

FIFTH THIRD BANK - MADISON OPERATION CENTER MD IMOBW  
5001 KINGSLEY DR.  
CINCINNATI, OH 45227

Property Maintenance Code Section: 304.10 Stairways, decks, porches and balconies

304.2 Protective treatment

304.4 Structural members

304.7 Roofs and drainage

Dates offense(s) committed: 08/23/2024 through 09/24/2024

Fact(s) Constituting Offense(s):

Vacant Property Registration Form - pay \$60 registration fee and submit a completed Vacant Property Registration Form. \* Structural Repairs - repair or replace dilapidated roof structure, exterior walls, concrete porch and concrete stairs. \* Gutters - repair or replace all missing and dilapidated gutters and gutter boards. \* Paint - paint all exterior walls and trim where the paint is peeling, flaking, chipping, fading, rusted or discolored. \* Building Permits - obtain a building permit prior to making all structural repairs and structural work.

Total Fine: \$1,500.00

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: 

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FIFTH THIRD BANK - MADISON OPERATION CENTER MD IMOBW:

On 06/19/2024 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 09/24/2024. 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): Vacant Property Registration Form - pay \$60 registration fee and submit a completed Vacant Property Registration Form. \* Structural Repairs - repair or replace dilapidated roof structure, exterior walls, concrete porch and concrete stairs. \* Gutters - repair or replace all missing and dilapidated gutters and gutter boards.\* Paint - paint all exterior walls and trim where the paint is peeling, flaking, chipping, fading, rusted or discolored. \* Building Permits - obtain a building permit prior to making all structural repairs and structural work.**

304.10 Stairways, decks, porches and balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.2 Protective treatment

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.4 Structural members

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.7 Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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:**

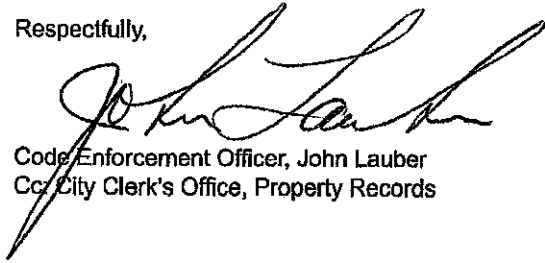
City of Southgate Clerk's Office  
122 Electric Avenue  
Southgate, KY 41071

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 10/29/2024. 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](http://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](mailto:codeofficer@southgateky.org).

Respectfully,

A handwritten signature in black ink, appearing to read "John Lauber". The signature is written in a cursive style with a large initial "J".

Code Enforcement Officer, John Lauber  
Cc: City Clerk's Office, Property Records

