

Lexington Fayette Urban County Government
Administrative Hearing Board Finding of Fact Form and Final Order

Date of Hearing: 08/30/2022 Hearing Officer: MATTHEW HENDERSON

Case number: 839318 Address: 190 BEVERLY AVE.

Owner: JAMES P. WANG Present / Not Present Present

Person Representing Property Owner: AL DOLL Legal Standing: POA

Issuance Date of Notice: 07/14/2022 Case Officer: DAVID SPRINGSTON

- 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: long grass

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Conclusions of Law

The civil penalty is:

Upheld

Dismissed

Other

Notes:

violations

were renewed

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

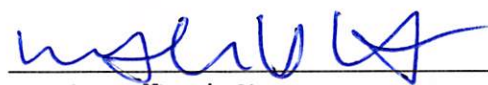
2) Appellant is granted until _____ within which to remedy the violations to avoid the assessment of a civil penalty of \$ _____. The appellant shall contact the Case Officer and request a confirmation inspection to ensure compliance has been gained on or before the above indicated date as well. Notes: _____

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

8/30/22
Date



DIVISION OF CODE ENFORCEMENT

Issuance of Citation

**WANG JAMES P
609 PENNSYLVANIA AVE
PALMYRA, NJ 08065-1727**

**Date & Time of Issuance: July 14, 2022, at 1:13 PM
Compliance Due Date: July 28, 2022
Case Number: 839318**

RE: 190 BEVERLY AVE, Lexington, KY 40505

Issuance of Citation: Due to continued non-compliance, a citation in the amount of \$275 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 July 14, 2022 at 1:13 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	Rubbish, Garbage, Debris, Ashes, Trash or Waste	Nuisance 001 Trash/Debris	
2	High Weeds/Grass (not to exceed 10" in height)	Nuisance 002 – Tall Grass/Weeds	
3	Vegetation may not collect trash, garbage, rubbish or other debris	Nuisance 005 Vegetation not to collect trash	

Inspection Comments:

Tree debris remains, back of property is still neglected.

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.

David Springston
Code Enforcement Officer

Phone
(859) 576-3836

E-Mail Address
dspringston@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.



DURABLE POWER OF ATTORNEY FOR FINANCIAL MANAGEMENT

**WARNING TO PERSON EXECUTING THIS DOCUMENT - THE POWERS YOU GRANT
BELOW CONTINUE TO BE EFFECTIVE SHOULD YOU BECOME DISABLED OR
INCOMPETENT**

CAUTION: This is an important legal document and upon proper execution will create a Durable Power of Attorney. This gives the person whom you designate as your attorney-in-fact broad powers to handle your property during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice to you or approval by you.

These powers will continue to exist even if you become disabled or incompetent. You do have the right to terminate or revoke the Power of Attorney and any or all powers granted within at any time up to the point of your incapacity.

This document does not authorize anyone to make medical or other health care decisions. You may execute a health care proxy (also known as a health care or medical power of attorney) to do this.

If there is anything about this document that you do not understand, you should ask a lawyer to explain it to you.

THIS DURABLE POWER OF ATTORNEY for financial management is given by me, James Wang (the "Principal"), presently of 609 Pennsylvania Ave, Palmyra, NJ, on this 21 day of JULY, 2022

Nature of Power

1. THIS IS A DURABLE POWER OF ATTORNEY and the authority of my Attorney-in-fact shall not terminate if I become disabled or incapacitated.

Previous Power of Attorney

2. I REVOKE any previous durable power of attorney granted by me.

Attorney-in-fact

3. I APPOINT Alphonse Doll, of 1813 Barwick Dr, Lexington, KY 40505, USA, to act as my Attorney-in-fact.

Governing Law

4. This document will be governed by the laws of the State of New Jersey. Further, my Attorney-in-fact is directed to act in accordance with the laws of the State of New Jersey at any time he or she may be acting on my behalf.

Liability of Attorney-in-fact

5. My Attorney-in-fact will not be liable to me, my estate, my heirs, successors or assigns for any action taken or not taken under this document, except for willful misconduct or gross negligence.

Effective Date

6. This Power of Attorney will start immediately and will continue notwithstanding a finding of my mental incapacity or mental infirmity which may occur after my execution of this Power of Attorney.

Powers of Attorney-in-fact

7. My Attorney-in-fact will have the following power(s):

Initials

- a. X **Maintain Property and Make Investments**

To retain any assets owned by me at the date this Durable Power of Attorney becomes effective, and the power to reinvest those assets in similar investments. In addition, my Attorney-in-fact may invest my assets in any new investments, of his or her choosing, regardless of whether or not they are authorized by any applicable legislation.

b. **Business Operating Transactions**

To take any action my Attorney-in-fact deems necessary with any business that I may own or have an interest in by doing any act which can be done through an Attorney-in-fact. This power includes, but is not limited to, the power to execute, seal and deliver any instrument; participate in any legal business of any kind; execute partnership agreements and amendments; to incorporate, reorganize, consolidate, merge, sell, or dissolve any business; to elect or employ officers, directors and agents; and to exercise voting rights with respect to any stock I may own, either in person or by proxy.

c. **Claims and Litigation Matters**

To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me. This power includes, but is not limited to, the power to: appear on my behalf, and the power to settle any claim against me in whichever forum or manner my Attorney-in-fact deems prudent, and to receive or pay any resulting settlement.

d. **Manage Specific Real Estate**

To manage the property owned by me, or in which I have an interest, with the municipal address of 190 Beverly Ave, Lexington, KY 40505, USA.

This power includes, but is not limited to, the power to receive rents, make repairs, pay expenses including the insuring of the property and generally to deal with my property as effectually as I myself could do; to take all lawful proceedings by way of action or otherwise, for recovery of rent in arrears, or for eviction of tenants; and to commence, carry on and defend all actions, suits and other proceedings touching my property or any part of it.

Attorney-in-fact Compensation

8. My Attorney-in-fact will be compensated as follows:
 - a. My Attorney-in-fact will be reimbursed for all out of pocket expenses associated with the carrying out of my wishes; and
 - b. Time and materials.

Co-owning of Assets and Mixing of Funds

9. My Attorney-in-fact may not mix any funds owned by him or her in with my funds and all assets should remain separately owned if at all possible.

Delegation of Authority

10. My Attorney-in-fact may delegate any authority granted under this document to a person of his or her choosing. Any delegation must be in writing and state the extent of the power delegated and the period of time in which the delegation will be effective.

Attorney-in-fact Restrictions

11. This Power of Attorney is not subject to any conditions or restrictions other than those noted above.

Notice to Third Parties

12. Any third party who receives a valid copy of this Power of Attorney can rely on and act under it. A third party who relies on the reasonable representations of my Attorney-in-fact as to a matter relating to a power granted by this Power of Attorney will not incur any liability to the Principal or to the Principal's heirs, assigns, or estate as a result of permitting the Attorney-in-fact to exercise the authority granted by this Power of Attorney up to the point of revocation of this Power of Attorney. Revocation of this Power of Attorney will not be effective as to a third party until the third party receives notice and has actual knowledge of the revocation.

Severability

13. If any part of any provision of this document is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this document.

Acknowledgment

- 14. I, **James Wang**, being the Principal named in this Durable Power of Attorney hereby acknowledge:
 - a. I have read and understand the nature and effect of this Durable Power of Attorney;
 - b. I recognize that this document gives my Attorney-in-fact broad powers over my assets, and that these powers will continue past the point of my incapacity;
 - c. I am of legal age in the State of New Jersey to grant a Durable Power of Attorney; and
 - d. I am voluntarily giving this Durable Power of Attorney and recognize that the powers given in this document will become effective as of the date of my incapacity or as specified within.

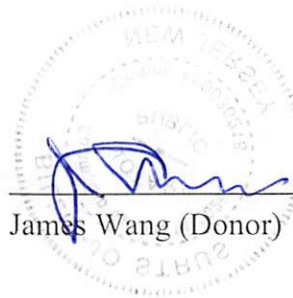
IN WITNESS WHEREOF I hereunto set my hand and seal at the City of Palmyra in the State of New Jersey, this 21 day of July, 2022.

SIGNED, SEALED, AND DELIVERED

in the presence of:

Witness: [Signature] (Sign)
 Witness Name: Nicholas J Fratto
 Address: 17 E Broad St
Palmyra, NJ 08065

Witness: [Signature] (Sign)
 Witness Name: Thomas P. Murray
 Address: 17 E. Broad St
Palmyra, NJ 08065



James Wang (Donor)

NOTARY ACKNOWLEDGMENT

STATE OF NEW JERSEY

COUNTY OF Burlington

On the 21 day of July, 2022, before me Billie Jo Strus, Notary Public in and for said county, personally appeared James Wang, who has satisfactorily identified himself/herself as the signer to the above referenced document.

[Signature]
Notary Public

My commission expires: 1-14-2026

