

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

Date of Hearing: 07/23/2024

Hearing Officer: JIM WOMACK

Case number: 1160107

Address: 859 CHARLES AVE.

Owner: OMIMIA LLC

Present / Not Present

Person Representing Property Owner: attorney - Errol Cooper

Legal Standing: atty

Issuance Date of Notice: 06/05/2024

Case Officer: REID BECKER

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: Per citation

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Conclusions of Law

The civil penalty is: Upheld **Dismissed** Other

Notes: All violations abated

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

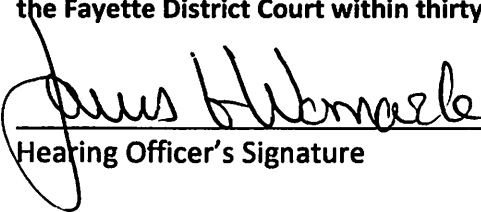
2) Appellant is granted until _____ within which to remedy the violations to avoid the assessment of a civil penalty of \$ _____. The appellant shall contact the Case Officer and request a confirmation inspection to ensure compliance has been gained on or before the above indicated date as well. Notes: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

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 Statue 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

7/23/24
Date



DIVISION OF CODE ENFORCEMENT

Issuance of Citation

**OMIMA LLC
4521 WINDSOR OAKS DR
MARIETTA, GA 30066**

Date & Time of Issuance: June 5, 2024, at 10:53 AM
Compliance Due Date: June 19, 2024
Case Number: 1160107

RE: 859 CHARLES AVE, Lexington, KY 40508

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 June 5, 2024 at 10:53 AM, 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 | 2021Nuisance 001 Trash/Debris | Chapter 12-2 Code of Ordinances |
| 2 | High weeds/grass (not to exceed 10" in height) | 2021Nuisance 002 Tall Grass/Weeds | Chapter 12-2 Code of Ordinances |
| 3 | Indoor furniture/appliances not designed or manufactured for outside but is located outside | 2021Nuisance 003 IFO/Indoor Furniture | Chapter 12-2 Code of Ordinances |
| 4 | Junked, wrecked, non-licensed, improperly licensed or inoperative vehicle(s) or machines(s) | 2021Nuisance 004 Junked/Inopera ble Vehicle | Chapter 12-2 Code of Ordinances |

Inspection Comments:

Remove or cover inoperable motorcycle with approved cover.
Remove all trash and debris including but not limited to: indoor items, tires, discarded building materials, misc. discarded items.
Cut all tall grass and weeds.

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.

Reid Becker





Reid Becker
Code Enforcement Officer

Phone
(859) 576-3850

E-Mail Address
rbecker@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.

