

CRAWFORD & BAXTER, P.S.C.

ATTORNEYS AT LAW

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Carrollton, Kentucky 41008

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February 7, 2020

Mr. and Mrs. Patrick Snider
P.O. Box 20845
Louisville, Kentucky 40250

RE: Nuisance Lien for Abatement Costs on Property located at:
702 11th Street, Carrollton, Kentucky

Dear Mr. and Mrs. Snider:

Please find the enclosed Notice of Lien which has been filed against the property located at 702 11th Street, Carrollton, Kentucky 41008. The total amount of the lien is \$1,650.00. This can be paid at the Carrollton City Hall located at 750 Clay Street, between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, or payment may be mailed to P.O. Box 156, Carrollton, Kentucky 41008.

If you dispute the validity of this debt, or any portion thereof, contact me within thirty (30) days of receipt of this letter, then I will obtain verification of the amount owed and forward it to you. If I do not hear from you within thirty (30) days of receipt of this letter, then I will assume that the debt is valid.

If you have any questions about this letter, then please contact John Welch, City of Carrollton Code Enforcement Officer at 502-732-7060.

Sincerely,

CRAWFORD & BAXTER, P.S.C.

Jake A. Thompson
Jake A. Thompson
Carrollton City Attorney

JAT/dmp

Enclosure

cc: Mr. John Welch

FEB 10 2020

NOTICE OF LIEN

OWNER: PATRICK & CHARLOTTE SNIDER

PROPERTY ADDRESS: 702 11TH Street, Carrollton, Kentucky

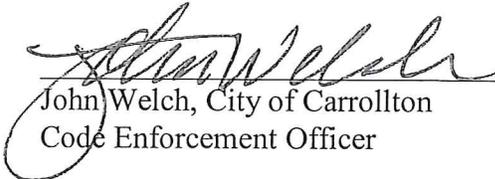
TAX ID #: C2-07-05

Comes now the affiant, and after being duly sworn, states as follows:

Pursuant to KRS 65.8801 to 65.8839, Carrollton Ordinance § 35.151, and the attached Final Order of the City of Carrollton's Code Enforcement and Nuisance Board, the City of Carrollton has a lien on all the real estate located at 702 11th Street, Carrollton, Kentucky 41008, for the fines, penalties, charges and fees, and abatement costs imposed in the amount of one thousand six hundred fifty dollars (\$1,650.00), which amount will continue to increase until the citation has been complied with, which is superior to and has priority over all other liens on the property, except state, county, school board and city taxes.

By law, the City Attorney may foreclose on this lien in the same manner as mortgage liens are foreclosed.

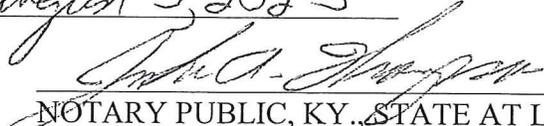
Further the affiant sayeth naught.


John Welch, City of Carrollton
Code Enforcement Officer

STATE OF KENTUCKY)
COUNTY OF CARROLL)

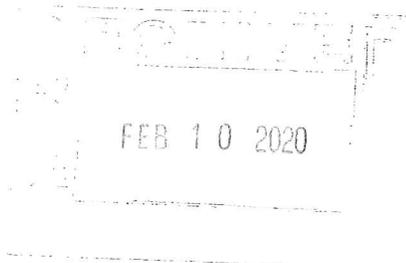
Subscribed and sworn to before me by John Welch, City of Carrollton Code Enforcement Officer, on this the 5th day of February, 2020

My commission expires: August 3, 2023


NOTARY PUBLIC, KY., STATE AT LARGE
Notary ID: 6255866

THIS INSTRUMENT PREPARED BY:
CRAWFORD & BAXTER, P.S.C.
ATTORNEYS AT LAW
P.O. Box 353
Carrollton, Kentucky 41008
Phone: (502) 732-6688

BY: 
Jake A. Thompson



CARROLLTON

Established 1838 / Carroll Co., Ky

Department of Code Enforcement

PERMITS & INSPECTIONS

BOARDS & COMMISSIONS

FLOODPLAIN MANAGEMENT

CITY OF CARROLLTON, KY CODE ENFORCEMENT BOARD

FINAL ORDER

ISSUANCE DATE: 08-08-19 CIVIL CITATION#: CEB CC-FO 080819 N-E, DBL

ISSUED TO: PATRICK & CHARLOTTE SNIDER

PRINT NAME

P.O. BOX 20845, LOUISVILLE, KY 40250

ADDRESS

PHYSICAL ADDRESS OF VIOLATION:

702 11th STREET, CARROLLTON, KY 41008

ADDRESS

Upon receiving the attached citation the alleged violator has 7 days to remedy the violation, if the violation is not resolved per the citation within the prescribed timeframe a final order will be issued to the alleged violator making those findings and associated fines final.

Pursuant to Carrollton Ordinance 35.147 and KRS 65.8801 through KRS 65.8840, due to the alleged violator's failure to:

- Resolve the violation within the prescribed timeframe as described within the citation.
- Contest the Citation within seven (7) days after receipt by submitting the attached Request for Hearing form or
- To appear at the time and place set for the hearing, if requested, the citation, as issued on pages 1 and 2 of this Citation shall be and is hereby final and nonappealable.

The civil fine for an uncontested citation as set forth on pages 1 and 2 of this Citation shall be and are hereby imposed.

CERTIFICATION

The undersigned hereby certifies that on 8-15-19 a copy of this Citation was served upon the person to whom the Citation was issued by one or a combination of the following methods: (1) Personal service to the alleged violator; (2) Leaving a copy of the citation with any person eighteen (18) years of age or older, who is on the premises, if the alleged violator is not on the premises at the time the citation is issued; (3) Mailing a copy of the citation by regular first-class mail to the last known recorded mailing address of the alleged violator; or (4) if, in the exercise of reasonable diligence, the issuance of a citation using the methods set out in paragraphs (1) to (3) of this subsection is not possible, then the citation is properly served by posting a copy of the citation in a conspicuous place on the premises.

John Welch
(Printed Name of Code Enforcement Officer)

[Signature]
(Signature)

08-15-19
(Date)

CARROLLTON

Established 1838 / Carroll Co., Ky

Department of Code Enforcement

PERMITS & INSPECTIONS

BOARDS & COMMISSIONS

FLOODPLAIN MANAGEMENT

CITY OF CARROLLTON CODE ENFORCEMENT CIVIL CITATION

SECTION 1

VIOLATION INFORMATION • REASON FOR CITATION • CIVIL FINE(S)

ISSUANCE DATE: 08-08-19 CIVIL CITATION#: CEB CC-FO 080819 N-E, DBL

ISSUED TO: PATRICK & CHARLOTTE SNIDER

PRINT NAME

P.O. BOX 20845, LOUISVILLE, KY 40250

ADDRESS

PHYSICAL ADDRESS OF VIOLATION:

702 11th STREET, CARROLLTON, KY 41008

ADDRESS

COPY TO: VICTORIA SHARP, BOARDING HOUSE MANAGER

This citation is issued for nuisance or other code violation(s) found on your property.

The undersigned Code Enforcement Officer of the City of Carrollton certifies that, based upon his or her personal observation or investigation, he or she has reason to believe and has determined that the above named person has, by either act or omission, caused, conspired, permitted, promoted, allowed, aided, assisted, encouraged or engaged in the occurrence of the following violation(s):

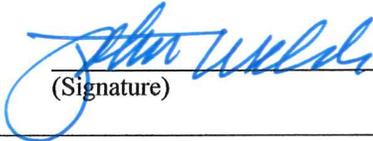
TIME OF THE OFFENSE: 5TH AUGUST. 2019 2:00 PM
Day Month Year Time

ORDINANCE SECTIONS: SEE OFFICER FINDINGS BELOW

DESCRIPTION OF VIOLATION(S): Nuisance Ord. Item-E Overgrown Grass and Weeds
Delinquent Rental Property License
Property Maintenance Code compliance for boarding house

CIVIL FINES: The issuance of this citation begins the accrual of civil fines for the violation(s) as set forth in
Section 2 below.

JOHN WELCH
(Printed Name of Code Enforcement Officer)


(Signature)

08-08-19
(Date)

SECTION 2

RESPONDING TO THE CITATION • FINDINGS • REMEDY • AMOUNT OF CIVIL FINES

Carrollton Ordinance 35.147 requires you to respond to this Citation within 7 days after receipt of a copy of the Citation by either of the two following options:

OPTION #1

The violator can remedy the violation and pay the following civil fine at Carrollton City Hall located at 750 Clay Street in Carrollton;

CONSENT TO INSPECTION:

Consent given by current tenants.

OFFICER FINDINGS / VIOLATION CHECKLIST :

Based upon an inspection of the boarding house located at 702 11th Street on the date of 08-08-19 the following referenced codes are in violation. or will require further inspection to determine compliance.

NUISANCE ORD. ITEM-E OVERGROWN GRASS AND WEEDS

BOARDING HOUSE CHECK FOLLOW UP INSPECTION AS TO COMPLIANCE.

PURCHASE RENTAL PROPERTY LICENSE

DETAILS OF THE VIOLATION(S) AND REMEDIES:

PLEASE DESCRIBE ANY ADDITIONAL DETAILS OF VIOLATION(S) ABOVE, SUCH AS NO. AND TYPE OF VEHICLES, ETC. GIVE DETAILS IF VIOLATION IS OF ITEM K UNFIT & UNSAFE STRUCTURES AND/OR CHAPTER 154 PROPERTY MAINTENANCE CODE:

ITEM-E OVERGROWN GRASS AND WEEDS

CUT ALL OVERGROWN GRASS AND WEEDS OVER THE ENTIRE PROPERTY LEAVING NO RESIDUE OF SUCH ACTION. CUT WEEDS IN THE BACK AROUND ALL BUILDINGS ALONG FENCE ROWS, ALONG STREETS AND ALLEYS.

BOARDING HOUSE CHECK

CODE BUILDING OFFICIAL WILL DO A FOLLOW UP INSPECTION TO SEE THAT THE BOARDING HOUSE IS MAINTAINING COMPLIANCE WITH CODE REQUIREMENTS.

- 3 COMPLIANT ROOMS FOR RENT + CARETAKER'S QUARTERS
- ELIMINATION OF ALL ROOMS FOR RENT IN THE BASEMENT
- BATHROOM AND KITCHEN ARE COMPLIANT WITH PREVIOUS INSTRUCTIONS.
- ILLUMINATION OF STAIRWAY AND HALLS
- ENTIRE BUILDING IS CLEAN AND SANITARY.

RENTAL PROPERTY LICENSE

OWNER WILL NEED TO PURCHASE RENTAL PROPERTY LICENSE 4 UNITS (INCLUDING CARETAKER) \$100.00

TIMEFRAME FOR COMPLIANCE:

OVERGROWN GRASS AND WEEDS	7-DAY COMPLIANCE from issuance date of citation
BOARDING HOUSE COMPLIANCE	OWNER TO CONTACT MY OFFICE WITHIN 7 DAYS TO SCHEDULE INSPECTION
RENTAL PROPERTY LICENSE	7-DAY COMPLIANCE from issuance date of citation

EXTENSION OF TIMEFRAMES AS DESCRIBED ABOVE:

- If an extension in time to complete the resolution of the violation is needed the violator must schedule a meeting with the Code Enforcement Board to do so. That can be done through the Code Enforcement Officer by requesting to be put on the agenda for their next meeting.
- This meeting with the board is only to request an extension to comply it is not a request to challenge the validity of the citation for that see below until Option #2.
- Note that the civil fine assigned to the violation begins on the issuance date of the citation and runs until the

violation is eliminated. Fines are accrued until the violation is resolved. Those fines are charged to the violator at the discretion of the board.

CIVIL FINE FOR UNCONTESTED CITATION(S):

ITEM-E OVERGROWN GRASS AND WEEDS **\$ 25.00 per day** for each day the violation(s) continues.
BOARDING HOUSE CHECK No fine at this time.
RENTAL PROPERTY LICENSE 7 days to comply or fine of \$10.00 per day will begin and continue until it is taken care of .

OR

OPTION #2

Submit the attached "**Request for Hearing**" form to the City Clerk at Carrollton City Hall located at 750 Clay Street in Carrollton, which will indicate that you wish to contest the citation by requesting a hearing before the Code Enforcement Board (CEB). Upon submitting the request for a hearing with the CE&NB will be scheduled no earlier than seven days from that submittal date. You will be notified of that hearing date.

If this Citation is contested and the Board determines from the evidence presented at a due process hearing that the alleged violation(s) were committed by the person to whom this Citation was issued, the Board may assess and impose upon that person an amount less than the civil fine assessed in OPTION # 1, or any amount up to a maximum as set forth below:

MAXIMUM CIVIL FINE FOR CONTESTED CITATION:

ITEM-E OVERGROWN GRASS AND WEEDS **\$ 50.00 per day** for each day the violation(s) continues.

SECTION 3

FAILURE TO RESPOND • WAIVED RIGHT TO HEARING • FINAL ORDER ISSUED

If the person to whom this Citation is issued fails to respond in 7 days after receipt of a copy of it by following through with either of the two options as described above, then the determination that the violation(s) described on page 1 hereof were committed by that person shall become final, **this 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 District Court.**

KRS 65.8835 provides that the City shall possess a lien on that property for all of the fines, charges, abatement costs and fees assessed for those violations.

KRS 65.8831 provides for an appeal from the determination of the Board through the filing of a complaint and a copy of the Board's Final Order in the District Court for Carroll County, Kentucky, within thirty (30) days after the Board's determination.

CERTIFICATION

The undersigned hereby certifies that on 8-8-19 a copy of this Citation was served upon the person to whom the Citation was issued by one or a combination of the following methods: (1) Personal service to the alleged violator; (2) Leaving a copy of the citation with any person eighteen (18) years of age or older, who is on the premises, if the alleged violator is not on the premises at the time the citation is issued; (3) Mailing a copy of the citation by regular first-class mail to the last known recorded mailing address of the alleged violator; or (4) if, in the exercise of reasonable diligence, the issuance of a citation using the methods set out in paragraphs (1) to (3) of this subsection is not possible, then the citation is properly served by posting a copy of the citation in a conspicuous place on the premises.

John W. ...
(Printed Name of Code Enforcement Officer)

[Signature]
(Signature)

08-08-19
(Date)

**CITY OF CARROLLTON, KY
CODE ENFORCEMENT BOARD**

FINAL ORDER

ISSUANCE DATE:08-08-19 CIVIL CITATION#: CEB CC-FO 080819 N-E, DBL

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(Printed Name of Code Enforcement Officer)

(Signature)

(Date)

**PLEASE CONTACT CARROLLTON CODE ENFORCEMENT AT 502-732-7043
TO DISCUSS THIS MATTER.**