



CITY OF BELLEVUE

616 Poplar Street
Bellevue, Kentucky 41073
Phone: (859)292-4223
Fax: (859)261-8387

CITATION



Citation # __2025-479__

DATE: 5/6/2025

ADDRESS: 414 Center St

PIDN: 999-99-06-995.00

OWNER: Steven Leo Johnson

MAILING ADDRESS: 4801 Frederica St, Owensboro, KY 42301

Notice of Violation Date: __3/25/2025 # 2959; 4/1/2025 #2965__

Bellevue Code of Ordinances

Citations are based on Bellevue Ordinances and::

156.01 PROPERTY MAINTENANCE CODE ADOPTED BY REFERENCE.

93.41 SUPPLEMENTAL STANDARDS - National Fire Protection Standards.

Description of Violation(s)-

Property is not maintained in a sanitary condition; fence in disrepair; siding in disrepair; rubbish on property.

Violation-Ordinance

SECTION 309

PEST ELIMINATION

309.1 Infestation. Structures shall be kept free from insect and rodent *infestation*. Structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. The *owner* of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

95.03 CERTAIN CONDITIONS DECLARED A NUISANCE.

It shall be unlawful for the owner, occupant, or person having control or management of any land within the city to permit a public nuisance to develop thereon. The following conditions are declared to be public nuisances:

- Accumulation of rubbish. An accumulation on any premises of filth, refuse, trash, garbage, or other waste material which endangers the public health, welfare, or safety, or materially interferes with the peaceful enjoyment by owners or occupants of adjacent property because of the danger that it will catch or communicate fire, attract and propagate vermin, rodents, or insects, or blow rubbish into any street, sidewalk, or property of another.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.7 Accessory structures. Accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

Inspectors Name (Printed): _____ Tom McDaniel _____

Inspectors Signature: _____ *Tom McDaniel* _____

*Date Issued: __5/6/2025

Time: __1140 _ hours__

*** If the violations have not been resolved within 7 days, the city will proceed to abate the violations stated above. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Bellevue may bring civil action for the recovery of debt.

SPECIAL INSTRUCTIONS

You are hereby notified that an alleged code violation(s) of the City of Bellevue ordinances exists on your property.

You have two options:

1. You can pay the fine of \$____200.00____(minimum fine)_ by making a money order/check payable to the City of Bellevue within 10 days for code violations.
2. If you do not pay the minimum fine, the maximum fine the Code Enforcement Board can apply is __\$__1,400.00_____.

City of Bellevue
Code Enforcement
616 Poplar Street
Bellevue, KY 41073

3. You can contest this citation by filling out the attached form within 10 days and mailing it to:
City of Bellevue
Code Enforcement
616 Poplar Street
Bellevue, KY 41073

*** Failure to pay the fine stated above, or file for an appeal within seven days will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. (KRS 65.8805(7) The fine shall be imposed and it, along with the costs of collection shall be collected as debt in a court of law.

ABOVE FINES MUST BE COLLECTED OR CONTESTED! CORRECTIONS OF VIOLATION(S) DOES NOT VOID CITATION!!!

§ 35.101 ORDINANCE FINE SCHEDULE.

For each violation within a Citation the following fines will apply:

(A) For each violation that is within a Citation involving violations of Sec. 95.03 (i.e. weeds and rubbish) which is not contested the penalties set forth below apply:

<u>Violation</u>	<u>Civil Fine</u>
<u>First Violation</u>	<u>\$50.00</u>
<u>Second Violation</u>	<u>\$100.00</u>
<u>Third Violation</u>	<u>\$250.00</u>

If a Citation for any violations of Sec. 95.03 is contested, and a hearing before the Code Enforcement Board is required, the following minimum to maximum penalties may be imposed at the discretion of the Code Enforcement Board.

<u>Violation</u>	<u>Civil Fine</u>
<u>First Violation</u>	<u>\$50.00-\$150.00</u>
<u>Second Violation</u>	<u>\$100.00-\$300.00</u>
<u>Third Violation</u>	<u>\$250.00-\$500.00</u>

(B) For all other violations within a Citation, if the first, second, or third Citation for a violation of an ordinance is not contested by the person charged with the violation, the penalties set forth in this division shall apply.

<u>Violation</u>	<u>Civil Fine</u>
<u>First Violation</u>	<u>\$250.00</u>

<u>Second Violation</u>	<u>\$500.00</u>
<u>Third Violation</u>	<u>\$1,000.00</u>

(B) If the citation is contested and a hearing before the Code Enforcement Board is required, the following minimum to maximum penalties may be imposed at the discretion of the Code Enforcement Board:

<u>Violation</u>	<u>Civil Fine Range</u>
<u>First Violation</u>	<u>\$50.00 - \$500.00</u>
<u>Second Violation</u>	<u>\$100.00 - \$1,000.00</u>
<u>Third Violation</u>	<u>\$200.00 - \$2,000.00</u>

(C) Determination of whether the Citation of first, second, or third offense will be determined based on the cited person or business with no citation over one year prior counting against the cited person or business.



Tom McDaniel

Tom McDaniel, Code Enforcement Director

859-292-4223

Tom.mcdaniel@bellevueky.org

Request for Hearing in front of the Code Enforcement Board

Violation Address: __414 Center St_____

PIDN: _____999-99-06-995.00_____

Owners Name: _Steven Leo Johnson_ _____

Owners Mailing Address: _____4801 Frederica St, Owensboro, KY 42301__

I request a hearing in front of the City of Bellevue Code Enforcement Board, contesting the citation # 2025-479

Signed: _____ Date: _____

Deliver Request for Hearing to:

**City of Bellevue
Code Enforcement
616 Poplar Street
Bellevue, KY 41073**

If you request a hearing it will be on _ __May 22, 2025_____, 7PM Callahan Building (322 Van Voast Ave) behind city hall.



414 Center
5/6/2025







