



UNIFORM CITATION Code Enforcement

8100 Ewing Blvd, Florence, KY
859-647-5416
www.florence-ky.gov

Location of Violation:
109 LEE ST, Florence, KY, 41042

Department:
Public Services

Citation Number:
23-440 1st Offense

Name of Violator:
RITTER CHARLES & RACHEL

Date Issued:
04/06/2023

Time Issued:

Mailing Address:
109 Lee St, FLORENCE, KY, 41042

Violation Date:
03/02/2023

Violation Time:
00:00 ET

Municipal Code	Description
NS 305.1 (O-11-03)	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.
ZG 400 (O-24-22)	No building, accessory structure, or other structure shall be erected, moved, added to, structurally altered, nor shall any building, structure, or land be established or changed in use or character without a permit. Permits are also required for tenant finishes for previously occupied structures and where tenants were not known at the time when Site Plan Review was conducted for a completed structure.
PM 303.7 (O-11-03)	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.
ZG 3655 (O-24-22) Fence Condition	All fences shall be constructed of durable materials and shall be installed to withstand the elements. Fences shall be maintained in good repair at all times. Barbed wire, stock wire, chicken wire and similar type fences are not permitted for residential uses in residential zones.

TOTAL DUE FOR THIS CITATION: 1st Offense Uniform Citation (\$200.00)

Maximum civil fine that may be imposed per violation if this citation is contested: \$500

Official's Signature:

Official's Name:
Rodney Deno

Phone Number:
(859) 647-5416

Citation Service Type:
 Personal Service to Alleged Violator
 Posted on Premises and Copy Mailed
 Copy to Person 18+ Years of Age

Citation Accepted By:

Delivery Comments:

This citation represents a determination that a violation has been committed. You must respond to this citation within **seven (7) days of the date issued** by either paying the civil fine set forth in the citation, or requesting, in writing, a hearing to contest the citation. If you fail to pay the civil fine set forth in the citation or contest the citation, within the time allowed, you are deemed to have waived the right to a hearing before the code enforcement board to contest the citation and the determination that a violation was committed shall be final, and you are also deemed to have waived the right to appeal the final order to Boone County District Court. This citation must accompany payment and should be paid in person or by mail to the City of Florence Finance Department, 8100 Ewing Boulevard, Florence, KY 41042. Office hours are 830am-5pm, Monday-Friday. Business phone (859) 647-5413.

CONTESTING THE CITATION

A written request for a hearing to contest the citation must be made **within seven (7) days of date issued**. Such request for hearing shall be filed in the office of the Florence City Clerk, 8100 Ewing Boulevard, Florence, KY 41042. Office hours are 830am-5pm, Monday-Friday. Business phone (859) 647-8177. An appeal from the Code Enforcement Board's determination may be made to the Boone County District Court within thirty (30) days of the determination provided you did not fail to appear. Failure to appear waives the right to appeal the final order to Boone County District Court.

Total due balances are not carried forward. If you receive two or more citations, balance is due for EACH citation.