

NICHOLASVILLE POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
CASE NO. 2024-0586

IN RE: 610 N MAIN, Nicholasville, Kentucky 40356 (the "Property")

NOTICE OF FINAL ORDER

The Code Enforcement Division of the Nicholasville Police Department having issued a Citation identified as Citation # 2024-0586 (the "Citation"), pursuant to KRS 65.8825 and Section 11-4(h) of the Code of Ordinances, City of Nicholasville, Kentucky (the "Code") to GARY A AND RACHEL WEINBERGER, the record owner(s) of the Property (the "Owner(s)"), imposing a civil fine in the amount of \$2850.00 for violation of those certain provisions of the Code as more particularly described in the Citation, a copy of which is attached hereto and incorporated by reference as if fully set forth herein; the Owner(s) having been advised of his/her/their obligation to pay said fine or request, in writing, a hearing with the Code Enforcement Board to contest the Citation within seven (7) days of the date of issuance of the Citation; the Owner(s) having failed to pay said fine or make said request for a hearing within said seven (7) day period;

NOTICE IS HEREBY GIVEN as follows:

1. Pursuant to KRS 65.8825 and Section 11-4(h)(6)(a) of the Code, the Citation shall be deemed a final Order determining that the violation(s) set forth therein was/were committed and imposing the civil fine set forth therein and the Owner(s) shall be deemed to have waived his/her/their right to appeal the final Order to the District Court.

2. Pursuant to KRS 65.8835(1) and Section 11-4(m)(1) of the Code, the City of Nicholasville shall possess a lien on the Property for the civil fine set forth in the Citation and for all charges and fees incurred by the City of Nicholasville in connection with the enforcement of the Code, including abatement costs, which lien shall bear interest at the rate of 12% per annum until fully satisfied and may be enforced by judicial proceedings, including an action to foreclose. Pursuant to KRS 65.8835(1)(c), the City's lien shall take precedence over all other liens, except state, county, school board, and city taxes.

3. Pursuant to KRS 65.835 and Section 11-4(m)(4) of the Code, the City of Nicholasville may bring a civil action against the Owner(s) and shall have the same remedies as provided for the recovery of a debt.

4. Pursuant to KRS 65.8836(3) and Section 11-4(o) of the Code, a lien holder of record may, within forty-five (45) days from the date of this Notice, correct the violation(s) if not already abated, or elect to pay all civil fines assessed for the violation(s) and all charges and fees incurred by the City of Nicholasville in connection with the enforcement of the ordinance, including abatement costs. If the City's lien is fully satisfied prior to the expiration of the forty-five (45) day period, the City of Nicholasville shall release its lien within fifteen (15) days of satisfaction.

5. The last known mailing address of the Owner(s) is 305 East Main St. Wilmore, KY 40390.

Dated this the 15th day of July, 2025.



CHAIR, CODE ENFORCEMENT BOARD

CERTIFICATE OF SERVICE

This is to certify that a true copy of the foregoing Notice was, on this the 16 day of July, 2025, served by mailing same, postage pre-paid, to the following:
[Include the Owner(s) and any lien holders
of record]



CODE ENFORCEMENT OFFICER



Michael Fleming
Chief of Police

NICHOLASVILLE POLICE DEPARTMENT

Code Enforcement Division

717 North Main Street

Nicholasville, KY 40356

(859) 885-9467

codeenforcement@nicholasville.org



State Accredited Law
Enforcement Agency

CASE NUMBER: 2024-0586

NOTICE OF VIOLATION

Re: 610 N MAIN

An inspection was made at the above referenced property. The following violations were found, which need to be corrected by their respective compliance dates.

Violations:

Sec. 6-108. Unsafe structures and equipment. - Comply By: 11/1/2024

Comments:

Property was destroyed in a fire.

Inspector: U/54 S. Hager

Date of Inspection: 10/1/2024

Time: 9:35

Code Enforcement Officer

The burden rests upon the owner(s) of the above referenced property to correct the violation(s) and request a re-inspection by the code enforcement officer to determine whether the property is in full compliance on or before the due date specified herein.

Cited Violations:

Ordinance: Sec. 6-108. Unsafe structures and equipment.

Ordinance Source: CITY OF NICHOLASVILLE CODE OF ORDINANCES\CHAPTER 6 - BUILDINGS AND BUILDING REGULATIONS\ARTICLE VI. PROPERTY MAINTENANCE REGULATIONS\DIVISION 1.

ADMINISTRATION\Sec. 6-108. Unsafe structures and equipment.

Violation Date: 10/1/2024

Which states: (a) General. When a structure or equipment is found by the Administrative Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

(1) Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(3) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the Administrative Official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by these regulations, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

(b) Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in

danger of structural collapse, the Administrative Official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Administrative Official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

(c) Notice. Whenever the Administrative Official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section 6-107(c). If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in Section 6-107(c).

(d) Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the Administrative Official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

(f) Removal of placard. The Administrative Official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Administrative Official shall be subject to the penalties provided by these regulations.

Corrective Action: Unsafe Structure- Building was condemned on 2/5/24 due to fire. Requesting Demolition

Compliance Date: 11/1/2024

Violation Status: Open

Violation Notes:



Michael Fleming
Chief of Police

NICHOLASVILLE POLICE DEPARTMENT

Code Enforcement Division

717 North Main Street

Nicholasville, KY 40356

(859) 885-9467

codeenforcement@nicholasville.org



State Accredited Law
Enforcement Agency

CODE ENFORCEMENT DIVISION CITATION

Date and Time of Issuance: 6/6/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/9/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/10/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/11/2025

ENTERED: U/53 T. Epley

Date and Time of Issuance: 6/12/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/13/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/16/2025

ENTERED: U/55 C. Humphrey

Date and Time of Issuance: 6/17/2025

ENTERED: U/53 T. Epley

Date and Time of Issuance: 6/18/2025

ENTERED: U/55 C. Humphrey

Date and Time of Issuance: 6/23/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/24/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/25/2025

ENTERED: U/54 S. Hager

Date and Time of Issuance: 6/26/2025

ENTERED: U/54 S. Hager
Date and Time of Issuance: 6/27/2025

ENTERED: U/54 S. Hager
Date and Time of Issuance: 6/30/2025

ENTERED: U/54 S. Hager

RE: Property: 610 N MAIN, Nicholasville, KY.

On 6/6/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/9/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/10/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
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On 6/16/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/17/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/18/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/23/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/24/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/25/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/26/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/27/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.
On 6/30/2025, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville.

A copy of the Notice of Violation is attached hereto and incorporated by reference herein.

The purpose of this document is to formally notify you that due to the continued non-compliance with respect to violations noted on the Notice of Violation attached hereto(the "**Cited Violations**") as of the above indicated Date of Issuance, you are being issued a citation. The violation with which you have been charged is a civil offense. Our records indicate that this is your 15 offense with respect to the Cited Violations.

Therefore, this Citation has been issued pursuant to KRS 65.8801, et. seq. and Chapter 11 of the Code of

Ordinances of the City of Nicholasville in the amount of \$200.00. This amount is in addition to any fines assessed pursuant to any other citations.

You shall have seven (7) days from the Date of Issuance of this Citation to pay the above indicated civil fine or request, in writing, a hearing with the Code Enforcement Board to contest this Citation. **All payments should be made to the City of Nicholasville, and delivered or mailed to Code Enforcement Division at 717 North Main Street, Nicholasville, KY 40356.** Please include a copy of this Citation and/or documents clearly identifying the referenced property with the payment to ensure proper credit occurs. All requests for a hearing, which shall indicate why the citation should be dismissed, should be mailed via U.S. Mail or by delivering the request to: Division of Code Enforcement, C/O Secretary of Administrative Hearing Board, 717 North Main Street, Nicholasville, KY 40356, or by faxing the appeal request to (859-885-1766) - **no emails. If you request a hearing, the maximum civil fine that may be imposed by the Code Enforcement Board with respect to this citation only is \$1000.00.** If you fail to be the civil fine set forth herein or contest the citation within the time allowed, you shall be deemed to have waived the right to a hearing before the Code Enforcement Board to contest this Citation; the determination that the Cited Violations were committed shall be final; this Citation as issued shall be deemed a final order determining that the Cited Violations were committed and imposing the civil fine as set forth herein; and you shall be deemed to have waived the right to appeal the final order to District Court.

Please note that Payment of the civil fine set forth herein shall not relieve the property owner of his/her obligation to remedy the Cited Violations. If the Cited Violations are not remedied and the property is not brought into compliance by the above indicated Compliance Due Date, additional charges, including abatement costs, may be assessed. Upon the issuance of a non-appealable final order or by a final judgment of the District Court, a Notice of Lien Claimed may be filed against the property for all civil fines for the Cited Violations and for all charges and fees incurred by the City in connection with the enforcement of Chapter 11 of the Code of Ordinances of the City of Nicholasville, including abatement costs. Please take immediate action to correct these violation(s) to ensure no additional citations or liens are issued.

Please contact me if you have any questions or concerns regarding this citation. If you do not hear back from me in 72 hours, please contact my supervisor at 859-885-9467.

Code Enforcement Officer: _____ Phone Number: (859) _____
An Equal Opportunity Employer