



Uniform Code Citation

CV-25-155

CITY OF BERE
Codes & Planning Department
212 Chestnut Street
Berea, KY 40403
(859) 986-8528

THE UNDERSIGNED CODE ENFORCEMENT OFFICER OF THE CITY OF BERE CERTIFIES THAT HE/SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE, AND DOES BELIEVE THAT ON:

Date: September 10, 2025:

The following person:

Owner: HIGNITE JODY

Street Address: 3439 HIGHWAY 577 W

City, State, Zip: ANNVILLE KY 40402-9763

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No:	IPMC 110.1 PM 605.1 PM 603.1 PM 504.1 PM 304.2 PM 302.5 PM 305.1 ,	DEMOLITION, CONDEMNATIO N, STRUCTURAL ELECTRICAL, WIRING HVAC, HEATING, MECHANICAL PLUMBING PROTECTIVE TREATMENT, FENCE, DECK RODENT HARBORAGE GENERAL	- The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.
----------------------	---	--	---

			Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.
--	--	--	--

2015 - Residence received a complaint for grass and weeds.

2017 - City of Berea had boarded up the rear door.

2021 - City of Berea had boarded up the entire residence.

Berea Municiple Utilites (BMU) advised said address, has been without Electric, Sewer & Water since 2012. They advised their records only go back to January 2012, utilities shown it was off then.

Description of
Violation:

THERE IS RUBBISH AND WEEDS AROUND THE RESIDENCE AND VEGETATION GROWING UP THE EXTERIOR. THERE IS EVIDENCE OF ROOF DAMAGE. DAMAGE TO THE SOFITT WITH VISIBLE ROT WHERE THE WOOD SOFITT HAS FALLEN FROM THE RAFTERS/TRUSSES. THE ROOF TO THE ATTACHED LEAN-TO APPEARS TO HAVE ROT AND FALLING INWARD. THERE ARE MANY LOCATIONS FOR RODENTS TO MAKE ENTRY INTO THE RESIDENCE FROM THE SOFITTS, GABLE VENT (MISSING ONE SIDE), AND CRAWL SPACE ENTRY DOOR (MISSING). WITH THE ENTRY POINTS FOR RODENTS TO ENTER, THE ELECTRIC, HVAC & PLUMBING MAY BE DAMAGED BY RODENTS AND YEARS WITHOUT MAINTENANCE. THIS RESIDENCE DOES NOT MEET MINIMUM HOUSING STANDARDS AND CONDITIONS BY MY OBSERVATION.

Photos taken March 3, 2025

Offense: 1st

NOTICE

Ord. 22.608 APPEALS

(A) Any person affected by a decision, notice, or order, of the Office of Code Enforcement, except for zoning matters, or any person affected by a decision, notice, or order, of a city official or agent who is acting under the applicable building code (except appeals under the Kentucky Building Code, KRS 198B.070), property maintenance code, electrical code, plumbing code, or fire prevention code, shall have the right to appeal to the Code Enforcement Board by filing a written notice of appeal with the City Clerk within fourteen (14) days after the decision, notice, or order was served or made effective. The filing fees for a Notice of Appeal shall be twenty-five dollars (\$25.00) and shall be paid upon filing the Notice of Appeal. The Administrative Assistant of the Codes and Planning Department shall be the records custodian and administrator of all appeals to the Code Enforcement Board.

Ord. 22.609 FINE SCHEDULE

In all matters brought before the Code Enforcement Board for hearing, the board, upon a finding that a violation has been committed, shall impose a fine of one hundred dollars (\$100.00) for a first violation, three hundred dollars (\$300.00) for a second violation, and five hundred dollars (\$500.00) for a third and each succeeding violation; provided, however, that the board may waive all or any portion of a penalty for an uncontested violation, if in its discretion, the board determines that such waiver will promote compliance with the ordinance in issue. Each day during which the violation at issue continues in existence shall constitute a separate violation. When a violation concerns the condition of a tract of real property or of a structure thereon, any assessed fine remaining unpaid sixty (60) days after a final decision shall be added to the City ad valorem tax bill pertaining to the property, and shall bear interest and penalties as applicable to delinquent ad valorem property taxes, and shall constitute a lien on the property the same as for ad valorem property taxes.

An appeal or a correction of the violation must be made within seven (7) calendar days or a Code Enforcement Board Hearing will be scheduled to consider abatement of the violation and applicable fine(s).

Respectfully,

JEFFREY HARNESS

Code Enforcement Officer