

COMMONWEALTH OF KENTUCKY
CITY OF BEREA
CODE ENFORCEMENT BOARD

IN RE THE MATTER OF:	)	
	)	
112 Leslie Drive	)	
Berea, Kentucky;	)	ORDER
Owner: Thin Line Investments, LLC	)	

* * * * *

This matter having come before the Code Enforcement Board upon the issuance of a complaint charging that the property at 112 Leslie Drive was in violation of an accumulation of rubbish or garbage on the property, and property maintenance, which complaint was made to the Code Enforcement Office of the City of Berea, Building Inspector Amanda Haney, originally on August 6, 2025. Pursuant to Section 70.005(b) of the Berea City Code, this Board held a hearing to determine whether the property is compliant with IPMC 110.1 Demolition, Condemnation; Structural; IPMC 605.1 Installations; Electrical Wiring; IPMC 603.1 Installations; HVAC Heating, Mechanical; IPMC 504.1 Installations; Plumbing; IPMC 304.2 Protective Treatment; Exterior Surfaces; IPMC 302.5 Rodent Harborage; IPMC 305.1 Unsafe Conditions.

A hearing was held on this matter before the Code Enforcement Board on September 29, 2025, at the hour of 4:00 p.m. Board Members present were Andrew Baskin, Ken Vasey, James Anderson, Rebecca Isaacs, and Tom Schultz . Also present were Amanda Haney, Codes & Planning Administrator; Jeff Harness, Codes Officer; Bryan Maniscalco, Codes Officer; Melissa Isaacs, Codes & Planning Admin. Assistant, who made notes and prepared the minutes of the meeting; and Jerry W. Gilbert, City of Berea Corporation Counsel.

After being duly sworn, Amanda Haney and Jeff Harness, of the City of Berea Code Enforcement Office, offered testimony. Jeff Harness offered testimony and a written and photographic record of his inspections of the property at 112 Leslie Drive. Codes Officer Harness offered testimony concerning the past actions taken on the property. In 2017 the city boarded the back door, in February 2021 the city had boarded the entire house, and all invoices had been paid since that time. On March 3, 2025, a letter of violation had been issued, and the owners had complied. Then again on August 6, 2025, another notice of violation letter had been issued to the owner of record at that time, Jody Hignite, with an official Citation issued on September 10, 2025, citing the following violations:

- IPMC 110.1 DEMOLITION, CONDEMNATION; STRUCTURAL
- IPMC 605.1 INSTALLATIONS; ELECTRICAL WIRING
- IPMC 603.1 INSTALLATIONS; HVAC, HEATING, MECHANICAL
- IPMC 504.1 INSTALLATIONS; PLUMBING
- IPMC 304.2 PROTECTIVE TREATMENT; EXTERIOR SURFACES
- IPMC 302.5 RODENT HARBORAGE
- IPMC 305.1 UNSAFE CONDITIONS

Since that time, the Codes Department had been notified that the property was in process of being sold to Thin Line Investments. The deed had not been recorded as of the date of the meeting, but a copy had been provided. Also, the property had already had several improvements made, including general cleanup of the lot and home and the electrician had already met with the electrical inspector. The new owners had plans to save the home and remodel.

Haney stated the Codes Department would like to afford the new property owners the time to make improvements and agreed there had already been huge improvements both inside and outside to date. She appreciates the house is being remodeled rather

than demolished. The new owners would need building, electrical and mechanical permits from the city, which would be good for six months from application. If orders were to be issued by the board, the Codes Department would ask that a condition be that the home had to be restored fully within six months.

Based upon the foregoing findings, the Code Enforcement Board concludes as follows:

1. The property at 112 Leslie Drive is currently in violation of the City's Ordinance and IPMC 110.1 Demolition, Condemnation; Structural; IPMC 605.1 Installations; Electrical Wiring; IPMC 603.1 Installations; HVAC, Heating, Mechanical; IPMC 504.1 Installations; Plumbing; IPMC 304.2 Protective Treatment; Exterior Surfaces; IPMC 302.5 Rodent Harborage; IPMC 305.1 Unsafe Conditions. The residence was previously boarded up by the city in 2021. The structure continues to be uninhabitable, however, the new owners are showing progress in remodeling the structure so as to bring it up to code and make it habitable.

2. The current owners of 112 Leslie Drive should be given a period of six (6) months within which to have the property cleaned up, to have all applicable permits pulled, final inspections approved by the city and the structure found to be habitable. In the event the owners fail to complete these requirements, a fine and/or penalties may be imposed.

3. The owners were given notice of the hearing but did not appear.

Based upon the foregoing Findings and Conclusions, the Codes Enforcement Board ORDERS owners of 112 Leslie Drive shall have the property cleaned up; have all applicable permits pulled; all final inspections approved by the city; and the structure

found to be habitable within six (6) months from date of this Order. In the event the owners fail to complete these requirements, a fine and/or penalties may be imposed.

BEREA CODE ENFORCEMENT BOARD

Date: 11/4/2025

By: 
Andrew Baskin, Chair

I certify that true copies of this Order has been sent to the persons listed below, by first class United States mail, or by hand-delivery, on the date set out below.

PERSONS NOTIFIED BY MAIL:

Thin Line Investments, LLC
Richard D. Reynolds, Registered Agent
4065 Palmetto Drive
Lexington, KY 40513

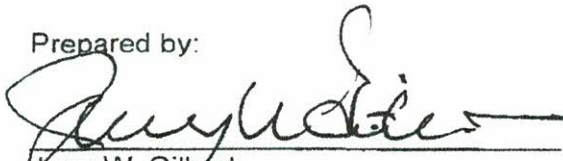
PERSON NOTIFIED BY HAND-DELIVERY:

Amanda Haney
Codes & Planning Administrator

Date: 11/4/2025 ^{11/5/2025 }

By: 
Melissa Isaacs, Administrative Assistant
Codes & Planning

Prepared by:


Jerry W. Gilbert
Corporation Counsel



CITY OF BEREA
212 CHESTNUT STREET
BEREA, KENTUCKY 40403

Time Sensitive

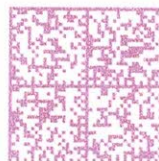
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