



CITY OF ERLANGER CODES ENFORCEMENT BOARD  
505 Commonwealth Avenue, Erlanger, KY 41018

**FINAL**

Date: 07-08-2024

CIVIL CITATION # 21-0474A

CEO: [Signature]

ISSUED TO: Sebastian, Jessica 3366 Spruce tree LN Erlanger KY 41018

Pursuant to the authority of KRS 65.8825, enforcement proceedings before the Erlanger Codes Enforcement Officer are hereby initiated against the person named above for the following described violations of Erlanger ordinances.

Based upon his or her personal observation or investigation, the undersigned Erlanger Codes Enforcement Officer has reason to believe and has determined that the person to whom this citation has been issued has violated the ordinances of the City of Erlanger in the manner hereinafter specified.

ORDINANCE(S) VIOLATED: **104.02 (A) (5) (d) 2nd offense non-voidable**

LOCATION OF VIOLATION(S) : **3366 Spruce Tree LN Erlanger, Ky.(PIDN: 002.40.03.065.00)**

VACANT  OCCUPIED: \_\_\_\_\_

OWNER NAME AND ADDRESS: **Sebastian, Jessica 3366 Spruce tree LN Erlanger KY 41018**

DATE(S) OF VIOLATION(S): **06/21/2021**

FACTS OF VIOLATIONS: By either act or omission, the person to whom this citation has been issued has either caused, conspired, permitted, promoted, allowed, aided, assisted, encouraged or engaged in the occurrence of the following facts:

**Property owner has allowed the grass and weeds in yard to exceed 6 inches in height. .**

**(entire yard is overgrown)**

The person to whom this citation has been issued may contest it by filing a written request for a hearing before the Erlanger Codes Enforcement Board (Board) to contest the citation with the office of the Erlanger City Clerk, 505 Commonwealth Ave., Erlanger, Ky. 41018, within 7 days after the citation was issued.

In the event that the person to whom this citation has been issued does not contest it, a civil fine of **\$ 250.00**. for each of the violations described in this citation will be imposed upon that person for a total of **\$250.00** , plus the cost and expense of any abatement of continuing violations by the City of Erlanger, plus interest and all charges and fees incurred by the City in connection with the enforcement of the ordinance(s) including collection costs and attorney fees, if any.

In the event that the person to whom this citation has been issued does contest it, the maximum civil fine that may be imposed by the Board upon that person for each of the violations described in this citation is **\$750.00** , for a total of **\$ 750.00** plus the cost and expense of any remediation by the City of Erlanger of continuing violations, plus collection costs and attorney fees, if any.

Pursuant to KRS 65.8825(4)(j), if, within seven (7) days after the date on which this citation was issued, the person to whom this citation was issued fails to either: (a) pay the total civil fine of **\$250.00** ; or (b) contest this citation in the manner hereinbefore described, that person shall be deemed to have waived the right to a hearing before the Board to contest the citation; and the determination herein that a violation was committed shall be final and the alleged violator shall be deemed to have waived the right to appeal the final order to the District Court.

**Sims, Shawn D**  
(Printed Name of Code Enforcement Officer)

[Signature]  
(Signature)

Telephone # 859-727-7992 DATE: 06/21/2021





CITY OF ERLANGER CODES ENFORCEMENT BOARD  
505 Commonwealth Avenue, Erlanger, KY 41018

**FINAL**

Date: 07-08-2021

CIVIL CITATION # 21-0475A

CEO: [Signature]  
Erlanger KY 41018

ISSUED TO: Sebastian, Jessica 3366 Spruce tree LN Erlanger KY 41018

Pursuant to the authority of KRS 65.8825, enforcement proceedings before the Erlanger Codes Enforcement Officer are hereby initiated against the person named above for the following described violations of Erlanger ordinances.

Based upon his or her personal observation or investigation, the undersigned Erlanger Codes Enforcement Officer has reason to believe and has determined that the person to whom this citation has been issued has violated the ordinances of the City of Erlanger in the manner hereinafter specified.

ORDINANCE(S) VIOLATED: 104.02 (A) (5) (a) 2nd offense non-voidable

LOCATION OF VIOLATION(S) : 3366 Spruce Tree LN Erlanger, Ky.(PIDN: 002.40.03.065.00)

VACANT  OCCUPIED:

OWNER NAME AND ADDRESS: Sebastian, Jessica 3366 Spruce tree LN Erlanger KY 41018

DATE(S) OF VIOLATION(S): 06/21/2021

FACTS OF VIOLATIONS: By either act or omission, the person to whom this citation has been issued has either caused, conspired, permitted, promoted, allowed, aided, assisted, encouraged or engaged in the occurrence of the following facts:

Property owner has allowed an inoperable vehicle to remain on property in drive .

(vehicle has flat tires and is visible from street)

The person to whom this citation has been issued may contest it by filing a written request for a hearing before the Erlanger Codes Enforcement Board (Board) to contest the citation with the office of the Erlanger City Clerk, 505 Commonwealth Ave., Erlanger, Ky. 41018, within 7 days after the citation was issued.

In the event that the person to whom this citation has been issued does not contest it, a civil fine of **\$ 250.00** for each of the violations described in this citation will be imposed upon that person for a total of **\$250.00** , plus the cost and expense of any abatement of continuing violations by the City of Erlanger, plus interest and all charges and fees incurred by the City in connection with the enforcement of the ordinance(s) including collection costs and attorney fees, if any.

In the event that the person to whom this citation has been issued does contest it, the maximum civil fine that may be imposed by the Board upon that person for each of the violations described in this citation is **\$750.00** , for a total of **\$ 750.00** plus the cost and expense of any remediation by the City of Erlanger of continuing violations, plus collection costs and attorney fees, if any.

Pursuant to KRS 65.8825(4)(j), if, within seven (7) days after the date on which this citation was issued, the person to whom this citation was issued fails to either: (a) pay the total civil fine of **\$250.00** ; or (b) contest this citation in the manner hereinbefore described, that person shall be deemed to have waived the right to a hearing before the Board to contest the citation; and the determination herein that a violation was committed shall be final and the alleged violator shall be deemed to have waived the right to appeal the final order to the District Court.

Sims, Shawn D  
(Printed Name of Code Enforcement Officer)

[Signature]  
(Signature)

Telephone # 859-727-7992 DATE: 06/21/2021



**CITY OF ERLANGER CODES ENFORCEMENT BOARD**  
505 Commonwealth Avenue, Erlanger, KY 41018

July 8th, 2021

Sebastian, Jeremy

3366 Spruce tree

Erlanger KY 41018

**REF: 3366 Spruce tree Erlanger KY 41018**

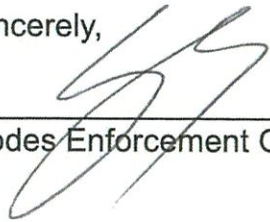
Greetings:

Civil Citation **#21-0474** and **#21-0475** were issued to you on **June 21st, 2021** and it has now become final as a consequence of your failure to either pay the specific civil fine set forth in the citation or request a hearing before the Erlanger Codes Enforcement Board to contest the citation. The amount now due consists of the specific civil fines of **\$ 250.00 and \$250.00** identified in the citations, plus abatement costs in the amount of **\$ 240.00** for a total of **\$ 740.00**.

**Unless it is paid to the City within 14 days:** the citation will be referred to our attorneys for collection and their charges and fees will be added to the amount due, and The City may place a lien on your property for that amount.

Please cause the sum of **\$740.00** to be paid to the City Clerk at 505 Commonwealth Ave., Erlanger, Ky. 41018 within 14 days of this notice to avoid additional interest, enforcement charges and fees.

Sincerely,

  
\_\_\_\_\_  
Codes Enforcement Officer