



**CITY OF ERLANGER CODES ENFORCEMENT BOARD**  
**505 COMMONWEALTH AVENUE, ERLANGER, KENTUCKY 41018**

## Citation Final

06/30/2023

KEB REAL ESTATE HOLDINGS LLC  
2466 HIDDEN OAK CT  
NEWBURGH, IN 47630-8068

Re: **3140 DIXIE HWY ERLANGER,**

PIDN: **015-10-13-002.02**

Greetings: **KEB REAL ESTATE HOLDINGS LLC**

Civil Citation # **657** was issued to you on 06/22/2023 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 fine of **\$500.00** identified in the citation, plus abatement costs in the amount of **\$0.00**, for a total of **\$500.00**.

**Unless it is paid to the City within 14 days**, the City may place a lien on your property for that amount.

Item	Amount
Third Offense	\$500.00
<b>Total</b>	<b>\$500.00</b>

Please cause the sum of **\$500.00** 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. If the fine presents a financial difficulty, a payment plan can be arranged. Contact Jenifer Megerle at (859) 727-7946 for further details.

Sincerely,

Steve Canfield  
Code Enforcement Officer



**CITY OF ERLANGER CODES ENFORCEMENT BOARD**  
**505 COMMONWEALTH AVENUE, ERLANGER, KENTUCKY 41018**

**Civil Citation #657**

**FINAL**

Date: 6/30/23

CEO: SV

DATE: 06/22/2023

ISSUED TO: KEB Real Estate Holdings, LLC

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.

**Disrepair - Roofs and Drainage**

104.02(A) (1) {304.7}. The 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. Roof water shall not be discharged in a manner that creates a public nuisance.

CITATION: 3rd Offense

DATE(S) OF VIOLATION(S): 06/22/2023 05/17/2023 04/11/2023

LOCATION OF VIOLATION(S): 3140 Dixie Highway

PIDN: 015-10-13-002.02

OWNER(S) NAME AND ADDRESS: KEB REAL ESTATE HOLDINGS LLC - 2466 HIDDEN OAK CT NEWBURGH IN 47630-8068

FACTS OF VIOLATION(S): 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:

Disrepair. Building has two large holes in the roof from a fire that occurred in May 2021. 4th offense.

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 **\$500.00** for each of the violations described in this citation will be imposed upon that person for a total of **\$500.00**, 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 **\$1000.00**, for a total of **\$1000.00** 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 **\$500.00**; 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.

  
Steve Canfield  
Codes Enforcement Officer

6/22/23 11:30 hrs.  
Date and Time