

Kenton County Joint Code Enforcement Board

Thursday, July 9, 2026, 6:00 p.m.
Kenton County Government Center
1840 Simon Kenton Way, Kenton Chambers (2nd Floor)
Covington, Kentucky 41011

Call to Order

1. Welcome
2. Roll call; determination of quorum

Administrative Reviews

3. This month's agenda (*action required*)
4. June 11, 2026 meeting minutes (*action required*)

Public Hearing

5. Appellant: Terry Sandman
Address: 726 Oakland Drive, Taylor Mill
PIDN: 057-20-00-222.00
Case/Citation: CE-20252549, Citation # 3
Issued by: Evan Keith
Date of Citation: 6/12/2026
Date of Service: 6/12/2026
Violation(s): TMZO- Article 10 Parking and Loading Standards A.4 - Moving trailers, vans, or POD storage units may be placed no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed 14 days while owners are moving in or out of a residence.

Old and Unfinished Business

New Business

6. Administrative Final Orders (*no action required*)
 - a. Owner: Mcnabb James & Diana M
Address: 1762 Highwater Road, Bromley
PIDN: 027-10-00-215.00
Case/Citation: CE-2024030, Citation #30
Issued By: Corey Sharp
Date of Citation: 5/8/2026
Date of Service: 5/8/2026

- Date of Final Order: 6/16/2026
Violations: IPMC 308.1 Accumulation of Rubbish or garbage
Action: Impose Fine in the Amount of \$400
- b. Owner: Stanton Hmes LLC
Address: 1 Pike Street, Bromley
PIDN: 026-23-07-008.00
Case/Citation: CE-20260265, Citation #1
Issued By: Corey Sharp
Date of Citation: 6/11/2026
Date of Service: 6/11/2026
Date of Final Order: 6/11/2026
Violations: BRZO 13.10 Zoning Permits
Action: Impose Fine in the Amount of \$100
- c. Owner: Ideal Property Solutions LLC
Address: 2511 Enid Avenue, Crescent Springs
PIDN: 014-30-04-001.00
Case/Citation: CE-2026-03-0012, Citation #1
Issued By: Marc Chapman
Date of Citation: 5/26/2026
Date of Service: 5/26/2026
Date of Final Order: 6/8/2026
Violations: IPMC 302.7 Accessory Structures
Action: Impose Fine in the Amount of \$100
- d. Owner: Vela Christopher R
Address: 7 Canary Court, Edgewood
PIDN: 016-40-05-032.00
Case/Citation: CE-20260549, Citation #1
Issued By: Corey Sharp
Date of Citation: 5/20/2026
Date of Service: 5/20/2026
Date of Final Order: 6/2/2026
Violations: IPMC 302.4 Weeds, IPMC 308.1 Accumulation of Rubbish or
garbage
Action: Impose Fine in the Amount of \$200
- e. Owner: Vela Christopher R
Address: 7 Canary Court, Edgewood
PIDN: 016-40-05-032.00
Case/Citation: CE-20260549, Citation #2
Issued By: Corey Sharp
Date of Citation: 5/29/2026
Date of Service: 5/29/2026

- Date of Final Order: 6/15/2026
 Violations: IPMC 302.4 Weeds, IPMC 308.1 Accumulation of Rubbish or
 garbage
 Action: Impose Fine in the Amount of \$400
- f. Owner: Vela Christopher R
 Address: 7 Canary Court, Edgewood
 PIDN: 016-40-05-032.00
 Case/Citation: CE-20260549, Citation #3
 Issued By: Corey Sharp
 Date of Citation: 6/15/2026
 Date of Service: 6/15/2026
 Date of Final Order: 6/26/2026
 Violations: IPMC 302.4 Weeds, IPMC 308.1 Accumulation of Rubbish or
 garbage
 Action: Impose Fine in the Amount of \$800
- g. Owner: Tikal 1 LLC
 Address: 443 Bedinger Street, Elsmere
 PIDN: 003-40-15-001.00
 Case/Citation: CE-20260771, Citation #1
 Issued By: Evan Keith
 Date of Citation: 6/3/2026
 Date of Service: 6/3/2026
 Date of Final Order: 6/12/2026
 Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning
 Districts B.2, IPMC 304.2 Protective Treatment
 Action: Impose Fine in the Amount of \$200
- h. Owner: Tikal 1 LLC
 Address: 443 Bedinger Street, Elsmere
 PIDN: 003-40-15-001.00
 Case/Citation: CE-20260771, Citation #2
 Issued By: Evan Keith
 Date of Citation: 6/16/2026
 Date of Service: 6/16/2026
 Date of Final Order: 6/25/2026
 Violations: ELZO- Article 7 Table 7.1 Zoning Districts B.2, IPMC 304.2
 Protective Treatment
 Action: Impose Fine in the Amount of \$400
- i. Owner: Linda J Gossett
 Address: 627 Bedinger Street, Elsmere
 PIDN: 004-30-21-041.00
 Case/Citation: CE-20231181, Citation #15

Issued By: Evan Keith
Date of Citation: 6/1/2026
Date of Service: 6/1/2026
Date of Final Order: 6/10/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$400

j. Owner: Linda J Gossett
Address: 627 Bedinger Street, Elsmere
PIDN: 004-30-21-041.00
Case/Citation: CE-20231181, Citation #16
Issued By: Evan Keith
Date of Citation: 6/11/2026
Date of Service: 6/11/2026
Date of Final Order: 6/22/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$400

k. Owner: Brian Scott Wheaton
Address: 7785 Bridgegate Court, Elsmere
PIDN: 004-40-02-074.00
Case/Citation: CE-20232137, Citation #1
Issued By: Evan Keith
Date of Citation: 6/11/2026
Date of Service: 6/11/2026
Date of Final Order: 6/22/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$100

l. Owner: Derrick Humphrey
Address: 37 Eastern Ave, Elsmere
PIDN: 004-30-09-045.00
Case/Citation: CE-20250493, Citation #5
Issued By: Evan Keith
Date of Citation: 5/26/2026
Date of Service: 5/26/2026
Date of Final Order: 6/12/2026
Violations: ELZO- 13.10 Zoning Permits
Action: Impose Fine in the Amount of \$400

m. Owner: Derrick Humphrey
Address: 37 Eastern Ave, Elsmere
PIDN: 004-30-09-045.00
Case/Citation: CE-20250493, Citation #6
Issued By: Evan Keith

- Date of Citation: 6/3/2026
 Date of Service: 6/3/2026
 Date of Final Order: 6/12/2026
 Violations: ELZO- 13.10 Zoning Permits
 Action: Impose Fine in the Amount of \$400
- n. Owner: Derrick Humphrey
 Address: 37 Eastern Ave, Elsmere
 PIDN: 004-30-09-045.00
 Case/Citation: CE-20250493, Citation #7
 Issued By: Evan Keith
 Date of Citation: 6/15/2026
 Date of Service: 6/15/2026
 Date of Final Order: 6/23/2026
 Violations: ELZO- 13.10 Zoning Permits
 Action: Impose Fine in the Amount of \$400
- o. Owner: Robert L & Jessica Rothschuh
 Address: 1146 Edwards Road, Elsmere
 PIDN: 004-30-00-048.00
 Case/Citation: CE-20251957, Citation #4
 Issued By: Evan Keith
 Date of Citation: 5/1/2026
 Date of Service: 5/1/2026
 Date of Final Order: 5/13/2026
 Violations: ELZO- 7.04 Table 7.1 B.2, ELZO- 10.13 Parking/Storing of Campers/Boats/Trailers
 Action: Impose Fine in the Amount of \$800
- p. Owner: Nathan L Jude
 Address: 421 Elken Place, Elsmere
 PIDN: 004-30-18-011.00
 Case/Citation: CE-20252090, Citation #4
 Issued By: Evan Keith
 Date of Citation: 5/28/2026
 Date of Service: 5/28/2026
 Date of Final Order: 6/8/2026
 Violations: ELZO- 7.04 Table 7.1 B. Outside Storage
 Action: Impose Fine in the Amount of \$400
- q. Owner: David Clemons
 Address: 1052 Fallbrook Drive, Elsmere
 PIDN: 016-10-02-063-00
 Case/Citation: CE-20260486, Citation #1
 Issued By: Evan Keith

Date of Citation: 5/22/2026
Date of Service: 5/22/2026
Date of Final Order: 6/9/2026
Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2
Action: Impose Fine in the Amount of \$100

r. Owner: David Clemons
Address: 1052 Fallbrook Drive, Elsmere
PIDN: 016-10-02-063.00
Case/Citation: CE-20260486, Citation #2
Issued By: Evan Keith
Date of Citation: 6/3/2026
Date of Service: 6/3/2026
Date of Final Order: 6/12/2026
Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2
Action: Impose Fine in the Amount of \$200

s. Owner: David Clemons
Address: 1052 Fallbrook Drive, Elsmere
PIDN: 016-10-02-063.00
Case/Citation: CE-20260486, Citation #3
Issued By: Evan Keith
Date of Citation: 6/17/2026
Date of Service: 6/17/2026
Date of Final Order: 6/26/2026
Violations: ELZO- Article 7 Table 7.1 Zoning Districts B.2
Action: Impose Fine in the Amount of \$400

t. Owner: Dianel L & Merle C Helgeson
Address: 612 Garvey Ave, Elsmere
PIDN: 016-10-01-003.00
Case/Citation: CE-20260579, Citation #1
Issued By: Evan Keith
Date of Citation: 6/11/2026
Date of Service: 6/11/2026
Date of Final Order: 6/22/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$100

u. Owner: Zach & Katie Reichert
Address: 7 Harvest Lane, Elsmere
PIDN: 017-10-03-015.00
Case/Citation: CE-20260679, Citation #1

Issued By: Evan Keith
Date of Citation: 6/11/2026
Date of Service: 6/11/2026
Date of Final Order: 6/22/2026
Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2
Action: Impose Fine in the Amount of \$100

v. Owner: John Kues
Address: 127 Kenton Street, Elsmere
PIDN: 003-40-11-031.00
Case/Citation: CE-20252122, Citation #3
Issued By: Evan Keith
Date of Citation: 12/8/2025
Date of Service: 12/8/2025
Date of Final Order: 6/2/2026
Violations: ELZO- 7.04 Table 7.1.B.2. Outside Storage
Action: Impose Fine in the Amount of \$400

w. Owner: John Kues
Address: 127 Kenton Street, Elsmere
PIDN: 003-40-11-031.00
Case/Citation: CE-20252122, Citation #4
Issued By: Evan Keith
Date of Citation: 5/22/2026
Date of Service: 5/22/2026
Date of Final Order: 6/2/2026
Violations: ELZO- 7.04 Table 7.1.B.2. Outside Storage, ELZO- Article 10 10.13 A.2
Action: Impose Fine in the Amount of \$800

x. Owner: John Kues
Address: 127 Kenton Street, Elsmere
PIDN: 003-40-11-031.00
Case/Citation: CE-20252122, Citation #5
Issued By: Evan Keith
Date of Citation: 6/9/2026
Date of Service: 6/9/2026
Date of Final Order: 6/19/2026
Violations: ELZO- 7.04 Table 7.1 B.2 Outside Storage, ELZO- Article 10 10.13 A.2
Action: Impose Fine in the Amount of \$800

y. Owner: Eduardo Hernandez Diaz
Address: 407 Lytle Ave, Elsmere

PIDN: 004-30-20-014-00
Case/Citation: CE-20260272, Citation #2
Issued By: Evan Keith
Date of Citation: 5/28/2026
Date of Service: 5/28/2026
Date of Final Order: 6/8/2026
Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2
Action: Impose Fine in the Amount of \$200

z. Owner: Bresser & Sons Roofing INC
Address: 601 Lytle Ave, Elsmere
PIDN: 004-30-21-220.00
Case/Citation: CE-20260159, Citation #3
Issued By: Evan Keith
Date of Citation: 5/28/2026
Date of Service: 5/28/2026
Date of Final Order: 6/8/2026
Violations: IPMC 302.4 Weeds, IPMC 304.2 Protective Treatent
Action: Impose Fine in the Amount of \$800

aa. Owner: Bresser & Sons Roofing INC
Address: 601 Lytle Ave, Elsmere
PIDN: 004-30-21-220.00
Case/Citation: CE-20260159, Citation #4
Issued By: Evan Keith
Date of Citation: 6/9/2026
Date of Service: 6/9/2026
Date of Final Order: 6/19/2026
Violations: IPMC 302.4 Weeds, IPMC 304.2 Protective Treatent
Action: Impose Fine in the Amount of \$800

bb. Owner: Gregory Fields
Address: 1023 Lytle Ave, Elsmere
PIDN: 004-30-00-004.00
Case/Citation: CE-20251322, Citation #6
Issued By: Evan Keith
Date of Citation: 6/10/2026
Date of Service: 6/10/2026
Date of Final Order: 6/19/2026
Violations: IPMC 302.4 Weeds, ELZO- 7.06 Fences and Walls A.1
Action: Impose Fine in the Amount of \$800

cc. Owner: Gregory Fields
Address: 1023 Lytle Ave, Elsmere

PIDN: 004-30-00-004.00
Case/Citation: CE-20251322, Citation #7
Issued By: Evan Keith
Date of Citation: 6/11/2026
Date of Service: 6/11/2026
Date of Final Order: 6/22/2026
Violations: IPMC 302.4 Weeds, ELZO- Article 10 10.13 A.2., IPMC 302.7
Accessory Structures
Action: Impose Fine in the Amount of \$1200

dd. Owner: Pulliam M L Trustee
Address: 1035 Lytle Ave, Elsmere
PIDN: 004-30-00-007.00
Case/Citation: CE-20251947, Citation #6
Issued By: Evan Keith
Date of Citation: 5/28/2026
Date of Service: 5/28/2026
Date of Final Order: 6/8/2026
Violations: ELZO- Article 7 Development Standards Table 7.1 Zonig Districts
B.2
Action: Impose Fine in the Amount of \$400

ee. Owner: Pulliam M L Trustee
Address: 1035 Lytle Ave, Elsmere
PIDN: 004-30-00-007.00
Case/Citation: CE-20251947, Citation #8
Issued By: Evan Keith
Date of Citation: 6/9/2026
Date of Service: 6/9/2026
Date of Final Order: 6/22/2026
Violations: ELZO- Article 7 Development Standards Table 7.1 Zonig Districts
B.2
Action: Impose Fine in the Amount of \$400

ff. Owner: Matthew Pillion
Address: 1462 Melinda Lane, Elsmere
PIDN: 016-10-00-126.40
Case/Citation: CE-20251326, Citation #6
Issued By: Evan Keith
Date of Citation: 5/22/2026
Date of Service: 5/22/2026
Date of Final Order: 6/2/2026
Violations: IPMC 304.2 Protective Treatment
Action: Impose Fine in the Amount of \$400

- gg. Owner: Matthew Pillion
 Address: 1462 Melinda Lane, Elsmere
 PIDN: 016-10-00-126.40
 Case/Citation: CE-20251326, Citation #7
 Issued By: Evan Keith
 Date of Citation: 6/3/2026
 Date of Service: 6/3/2026
 Date of Final Order: 6/12/2026
 Violations: IPMC 304.2 Protective Treatment
 Action: Impose Fine in the Amount of \$400
- hh. Owner: Matthew Pillion
 Address: 1462 Melinda Lane, Elsmere
 PIDN: 016-10-00-126.40
 Case/Citation: CE-20251326, Citation #8
 Issued By: Evan Keith
 Date of Citation: 6/17/2026
 Date of Service: 6/17/2026
 Date of Final Order: 6/26/2026
 Violations: IPMC 304.2 Protective Treatment
 Action: Impose Fine in the Amount of \$400
- ii. Owner: Carry V & Mark K Snowball
 Address: 347 Merravay Drive, Elsmere
 PIDN: 004-42-00-078.00
 Case/Citation: CE-20252046, Citation #1
 Issued By: Evan Keith
 Date of Citation: 6/11/2026
 Date of Service: 6/11/2026
 Date of Final Order: 6/22/2026
 Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2
 Action: Impose Fine in the Amount of \$100
- jj. Owner: Allan W Jr & Terri A Kittle
 Address: 372 Merravay Drive, Elsmere
 PIDN: 004-42-00-113.00
 Case/Citation: CE-20250482, Citation #6
 Issued By: Evan Keith
 Date of Citation: 5/28/2026
 Date of Service: 5/28/2026
 Date of Final Order: 6/8/2026
 Violations: ELZO- Article 7 Development Standards 7.1 Zoning Districts B.2
 Action: Impose Fine in the Amount of \$400

- kk. Owner: Allan W Jr & Terri A Kittle
 Address: 372 Merravay Drive, Elsmere
 PIDN: 004-42-00-113.00
 Case/Citation: CE-20250482, Citation #7
 Issued By: Evan Keith
 Date of Citation: 6/9/2026
 Date of Service: 6/9/2026
 Date of Final Order: 6/19/2026
 Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2
 Action: Impose Fine in the Amount of \$400
- ll. Owner: Nesha L Billman
 Address: 3595 Mitten Drive, Elsmere
 PIDN: 016-10-00-005.16
 Case/Citation: CE-20260433, Citation #1
 Issued By: Evan Keith
 Date of Citation: 6/16/2026
 Date of Service: 6/16/2026
 Date of Final Order: 6/25/2026
 Violations: ELZO- Article 7 Table 7.1 Zoning Districts B.2, IPMC 302.4 Weeds
 Action: Impose Fine in the Amount of \$200
- mm. Owner: CONREX ML SMA 2019-01
 Address: 14 Plymouth Lane, Elsmere
 PIDN: 016-20-02-001.00
 Case/Citation: CE-20260341, Citation #2
 Issued By: Evan Keith
 Date of Citation: 5/27/2026
 Date of Service: 5/27/2026
 Date of Final Order: 6/8/2026
 Violations: ELZO 7.04 Table 7.1.B. 2 Outside Storage
 Action: Impose Fine in the Amount of \$200
- nn. Owner: CONREX ML SMA 2019-01
 Address: 14 Plymouth Lane, Elsmere
 PIDN: 016-20-02-001.00
 Case/Citation: CE-20260341, Citation #3
 Issued By: Evan Keith
 Date of Citation: 6/9/2026
 Date of Service: 6/9/2026
 Date of Final Order: 6/19/2026
 Violations: ELZO 7.04 Table 7.1.B. 2 Outside Storage
 Action: Impose Fine in the Amount of \$400

oo. Owner: William J & Marie A Scott
Address: 85 Sanders Drive, Elsmere
PIDN: 004-30-05-022.00
Case/Citation: CE-20260773, Citation #1
Issued By: Evan Keith
Date of Citation: 5/21/2026
Date of Service: 5/21/2026
Date of Final Order: 6/2/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$100

pp. Owner: William J & Marie A Scott
Address: 85 Sanders Drive, Elsmere
PIDN: 004-30-05-022.00
Case/Citation: CE-20260773, Citation #2
Issued By: Evan Keith
Date of Citation: 6/1/2026
Date of Service: 6/1/2026
Date of Final Order: 6/10/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$200

qq. Owner: William J & Marie A Scott
Address: 85 Sanders Drive, Elsmere
PIDN: 004-30-05-022.00
Case/Citation: CE-20260773, Citation #3
Issued By: Evan Keith
Date of Citation: 6/12/2026
Date of Service: 6/12/2026
Date of Final Order: 6/23/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$400

rr. Owner: Anna & Lucas Reeves
Address: 97 Sanders Drive, Elsmere
PIDN: 004-30-05-027.00
Case/Citation: CE-20260773, Citation #1
Issued By: Evan Keith
Date of Citation: 5/21/2026
Date of Service: 5/21/2026
Date of Final Order: 6/2/2026
Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2, IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$200

- ss. Owner: Anna & Lucas Reeves
 Address: 97 Sanders Drive, Elsmere
 PIDN: 004-30-05-027.00
 Case/Citation: CE-20260437, Citation #2
 Issued By: Evan Keith
 Date of Citation: 6/1/2026
 Date of Service: 6/1/2026
 Date of Final Order: 6/10/2026
 Violations: ELZO- Article 7 Development Standards Table 7.1 Zoning Districts B.2, IPMC 302.4 Weeds
 Action: Impose Fine in the Amount of \$400
- tt. Owner: Anna & Lucas Reeves
 Address: 97 Sanders Drive, Elsmere
 PIDN: 004-30-05-027.00
 Case/Citation: CE-20260437, Citation #3
 Issued By: Evan Keith
 Date of Citation: 6/12/2026
 Date of Service: 6/12/2026
 Date of Final Order: 6/23/2026
 Violations: ELZO- Article 7 Development Standards Table 7.1 B.2, IPMC 302.4 Weeds
 Action: Impose Fine in the Amount of \$800
- uu. Owner: Wimmer Colleen
 Address: 16 Howard Road, Fort Wright
 PIDN: 041-20-00-089.02
 Case/Citation: CE-20243860, Citation #16
 Issued By: Corey Sharp
 Date of Citation: 5/8/2026
 Date of Service: 5/8/2026
 Date of Final Order: 6/11/2026
 Violations: IPMC 302.8 Motor Vehicles
 Action: Impose Fine in the Amount of \$400
- w. Owner: Mcdonogh John E
 Address: 1991 Pieck Lane, Fort Wright
 PIDN: 028-30-12-001.00
 Case/Citation: CE-20250546, Citation #9
 Issued By: Corey Sharp
 Date of Citation: 4/20/2026
 Date of Service: 4/20/2026
 Date of Final Order: 6/11/2026
 Violations: IPMC 302.8 Motor Vehicles

Action: Impose Fine in the Amount of \$400

ww. Owner: Mcdonogh John E
Address: 1991 Pieck Lane, Fort Wright
PIDN: 028-30-12-001.00
Case/Citation: CE-20250546, Citation #10
Issued By: Corey Sharp
Date of Citation: 4/20/2026
Date of Service: 4/20/2026
Date of Final Order: 6/11/2026
Violations: IPMC 302.8 Motor Vehicles
Action: Impose Fine in the Amount of \$400

xx. Owner: Asacor Greeley Makeyni Ortiz
Address: 1702 Valley Drive, Fort Wright
PIDN: 042-10-03-001.00
Case/Citation: CE-20243674, Citation #6
Issued By: Corey Sharp
Date of Citation: 5/5/2026
Date of Service: 5/5/2026
Date of Final Order: 6/17/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$400

yy. Owner: Havlin Heather
Address: 717 Berlander Drive, Independence
PIDN: 007-00-01-333.00
Case/Citation: CE-20250540, Citation #6
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/29/2026
Violations: INDZO 10.13 Parking, Storage, or Use of Campers, Boats,
Trailers, or Recreational Vehicles and Other Similar Equipment
Action: Impose Fine in the Amount of \$400

zz. Owner: Oay Hospitality Inc
Address: 2004 Centennial Boulevard, Independence
PIDN: 047-00-02-011.00
Case/Citation: CE-20260356, Citation #2
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/29/2026

Violations: INDZO 7.07 P. Site Element Landscaping; INDZO 7.04 Table 7.1.A.3 Outside storage
Action: Impose Fine in the Amount of \$400

aaa. Owner: Oay Hospitality Inc
Address: 2004 Centennial Boulevard, Independence
PIDN: 047-00-02-011.00
Case/Citation: CE-20260356, Citation #2
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/29/2026
Violations: INDZO 7.07 P. Site Element Landscaping; INDZO 7.04 Table 7.1.A.3 Outside storage
Action: Impose Fine in the Amount of \$400

bbb. Owner: Marc V & Sarah E Zumhagen
Address: 447 Dalewood Drive, Independence
PIDN: 017-30-05-015.00
Case/Citation: CE-20251397, Citation #10
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/29/2026
Violations: IPMC 308.1 Accumulation of Rubbish or Garbage; INDZO 10.13 Parking, Storage, or Use of Campers, Boats, Trailers, or Recreational Vehicles and Other Similar Equipment
Action: Impose Fine in the Amount of \$800

ccc. Owner: Bain David T & Bobbie Jo
Address: 6694 Frontier Drive, Independence
PIDN: 047-30-00-025.00
Case/Citation: CE-20252677, Citation #2
Issued By: Joshua Wuestefeld
Date of Citation: 6/9/2026
Date of Service: 6/9/2026
Date of Final Order: 6/30/2026
Violations: INDZO 10.13 Parking, Storage, or Use of Campers, Boats, Trailers, or Recreational Vehicles and Other Similar Equipment
Action: Impose Fine in the Amount of \$200

ddd. Owner: Deters Eric C Trustee
Address: 2006 Patriot Way, Independence
PIDN: 046-00-00-021.04
Case/Citation: CE-20250420, Citation #10

Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/19/2026
Violations: IPMC 302.3 Sidewalks and Driveways
Action: Impose Fine in the Amount of \$400

eee. Owner: Teegarden Billy R & Karen S
Address: 396 Sterling Drive, Independence
PIDN: 017-30-03-012.00
Case/Citation: CE-20260267, Citation #2
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/29/2026
Violations: IPMC 303.1 Swimming Pools, IPMC 302.7 Accessory Structures
Action: Impose Fine in the Amount of \$400

fff. Owner: Flack Ronald & Patricia A
Address: 649 Bristow Road, Kenton County
PIDN: 019-00-00-003.01
Case/Citation: CE-20260424, Citation #2
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/29/2026
Violations: KCZO 9.23 Parking or Storing of Trailers, Mobile Homes, Campers, Inoperable Vehicles, and other such equipment; KCZO 10.8 R-1E F.2. Outdoor Storage ; KCZO 11. C.1.a. Off-street parking
Action: Impose Fine in the Amount of \$600

ggg. Owner: Wilson Arthur W & Ruth E
Address: 2190 Amsterdam Road, Kenton County
PIDN: 013-30-00-001.00
Case/Citation: CE-20251320, Citation #4
Issued By: Corey Sharp
Date of Citation: 3/31/2026
Date of Service: 3/31/2026
Date of Final Order: 6/2/2026
Violations: IPMC 302.8 Motor Vehicles
Action: Impose Fine in the Amount of \$400

hhh. Owner: Lohmoeller Bernard J
Address: 12484 Bowman Road, Kenton County

PIDN: 063-00-00-003.00
Case/Citation: CE-20252144, Citation #3
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/26/2026
Violations: KCZO Article X Zones Section 10.1 A-1 Zone A. Permitted Uses
Action: Impose Fine in the Amount of \$400

iii. Owner: Lohmoeller Bernard J
Address: 12484 Bowman Road, Kenton County
PIDN: 063-00-00-003.00
Case/Citation: CE-20252144, Citation #4
Issued By: Joshua Wuestefeld
Date of Citation: 6/10/2026
Date of Service: 6/10/2026
Date of Final Order: 6/26/2026
Violations: KCZO Article X Zones Section 10.1 A-1 Zone A. Permitted Uses
Action: Impose Fine in the Amount of \$400

jjj. Owner: Aseere Thomas E
Address: 1930 Bullock Pen Rd, Kenton County
PIDN: 044-20-00-018.00
Case/Citation: CE-20220507, Citation #8
Issued By: Corey Sharp
Date of Citation: 4/8/2026
Date of Service: 4/8/2026
Date of Final Order: 6/16/2026
Violations: IPMC 302.8 Motor Vehicles, IPMC 308.1 Accumulation of Rubbish or Garbage, KCZO SECTION 11.0 (C) 1 (A) ART. XI OFF-STREET PARKING, KCZO SECTION 9.23 (A) & (E) REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, IPMC 302.7 Accessory Structures, IPMC
Action: Impose Fine in the Amount of \$2800

kkk. Owner: Aseere Thomas E
Address: 1930 Bullock Pen Rd, Kenton County
PIDN: 044-20-00-018.00
Case/Citation: CE-20220507, Citation #9
Issued By: Corey Sharp
Date of Citation: 5/20/2026
Date of Service: 5/20/2026
Date of Final Order: 6/16/2026
Violations: IPMC 302.8 Motor Vehicles, IPMC 308.1 Accumulation of Rubbish or Garbage, KCZO SECTION 11.0 (C) 1 (A) ART. XI OFF-

STREET PARKING, KCZO SECTION 9.23 (A) & (E) REGULATIONS
PERTAINING TO PARKING OR STORING OF

TRAILERS, IPMC 302.7 Accessory Structures, IPMC

Action: Impose Fine in the Amount of \$2800

lll. Owner: Clark Ronnie
Address: 6058 Club House Drive, Kenton County
PIDN: 059-40-00-199.00
Case/Citation: CE-20242941, Citation #20
Issued By: Joshua Wuestefeld
Date of Citation: 6/4/2026
Date of Service: 6/4/2026
Date of Final Order: 6/24/2026
Violations: KCZO 9.23 Parking or Storing of Trailers, Mobile Homes,
Campers, Inoperable Vehicles, and other such equipment;
KCZO 10.8 R-1E F.2. Outdoor Storage ; KCZO 11. C.1.a. Off-
street parking
Action: Impose Fine in the Amount of \$800

mmm. Owner: Cooper Michael David
Address: 6113 Club House Drive, Kenton County
PIDN: 059-40-00-076.00
Case/Citation: CE-20251409, Citation #5
Issued By: Evan Keith
Date of Citation: 3/11/2026
Date of Service: 3/11/2026
Date of Final Order: 6/5/2026
Violations: KCZO 10.8 R-1E Outside storage; IPMC 302.8 Motor Vehicles
Action: Impose Fine in the Amount of \$800

nnn. Owner: Keen Austin
Address: 2206 Hempfling Road, Kenton County
PIDN: 050-00-00-038.00
Case/Citation: CE-20251330, Citation #18
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/19/2026
Violations: KCZO 10.1 A-1 (AGRICULTURAL-ONE) ZONE F. OTHER
DEVELOPMENT CONTROLS 2.
Action: Impose Fine in the Amount of \$400

ooo. Owner: Egan Michael Anthony
Address: 561 Old Bristow Road, Kenton County
PIDN: 019-30-02-029.00

Case/Citation: CE-20252648, Citation #2
Issued By: Joshua Wuestefeld
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/29/2026
Violations: KCZO 9.23 Parking or Storage of Trailers, Mobile Homes, Campers, Inoperable Vehicles, and other such equipment; KCZO 11.C.1.a Off-Street Parking
Action: Impose Fine in the Amount of \$400

ppp. Owner: Tye Bonnie E & Alene
Address: 6058 Fair Valley Road, Kenton County
PIDN: 059-40-00-229.00
Case/Citation: CE-20251758, Citation #15
Issued By: Joshua Wuestefeld
Date of Citation: 6/4/2026
Date of Service: 6/4/2026
Date of Final Order: 6/24/2026
Violations: IPMC 304.10 Stairways, decks, porches and balconies; IPMC 308.1 Accumulation of Rubbish or Garbage; IPMC 304.2 Protective Treatment
Action: Impose Fine in the Amount of \$1200

qqq. Owner: Wayland Linda Sue
Address: 3628 Rector Road, Kenton County
PIDN: 075-00-00-011.00
Case/Citation: CE-20260193, Citation #1
Issued By: Joshua Wuestefeld
Date of Citation: 6/3/2026
Date of Service: 6/3/2026
Date of Final Order: 6/18/2026
Violations: IPMC 302.3 Sidewalks and driveways; KCZO 11.C.1.a Off-street parking
Action: Impose Fine in the Amount of \$200

rrr. Owner: Cooper David
Address: 6145 Twin Lakes Drive, Kenton County
PIDN: 059-40-00-041.00
Case/Citation: CE-20260964, Citation #1
Issued By: Joshua Wuestefeld
Date of Citation: 6/5/2026
Date of Service: 6/5/2026
Date of Final Order: 6/30/2026
Violations: KCZO 9.8 Unsightly or Unsanitary Storage; KCZO 9.23 Regulations pertaining to parking or Storage of Trailers, Mobile

Homes, Campers, Inoperable Vehicles, and other such equipment; IPMC 302.7 Accessory Structures

Action: Impose Fine in the Amount of \$300

sss. Owner: Cooper M David
Address: 6147 Twin Lakes Drive, Kenton County
PIDN: 059-40-00-030.00
Case/Citation: CE-20252094, Citation #1
Issued By: Joshua Wuestefeld
Date of Citation: 6/5/2026
Date of Service: 6/5/2026
Date of Final Order: 6/30/2026
Violations: IPMC 304.2 Protective Treatment; KCZO 11.0 C.1.a. Off-Street Parking
Action: Impose Fine in the Amount of \$200

ttt. Owner: Littrell Lonnie Dale
Address: 6150 Twin Lakes Drive, Kenton County
PIDN: 059-40-00-029.00
Case/Citation: CE-20210668, Citation #10
Issued By: Evan Keith
Date of Citation: 10/13/2025
Date of Service: 10/13/2025
Date of Final Order: 6/8/2026
Violations: KCZO 10.8 R-1E Outside storage; IPMC 308.1 Accumulation of Rubbish or Garbage; KCZO 9.23 Regulations Pertaining To Parking or Storing of Trailers, Mobile Homes, Campers, Inoperable Vehicles, and Other Such Type Equipment; KCZO 11.0 General Requirements A.
Action: Impose Fine in the Amount of \$2400

uuu. Owner: Littrell Lonnie Dale
Address: 6150 Twin Lakes Drive, Kenton County
PIDN: 059-40-00-029.00
Case/Citation: CE-20210668, Citation #11
Issued By: Evan Keith
Date of Citation: 2/19/2026
Date of Service: 2/19/2026
Date of Final Order: 6/8/2026
Violations: KCZO 10.8 R-1E Outside storage; KCZO 9.23 Regulations Pertaining To Parking or Storing of Trailers, Mobile Homes, Campers, Inoperable Vehicles, and Other Such Type Equipment; IPMC 304.2 Protective Treatment
Action: Impose Fine in the Amount of \$1200

www. Owner: Littrell Lonnie Dale
Address: 6150 Twin Lakes Drive, Kenton County
PIDN: 059-40-00-029.00
Case/Citation: CE-20210668, Citation #12
Issued By: Joshua Wuestefeld
Date of Citation: 6/5/2026
Date of Service: 6/5/2026
Date of Final Order: 6/30/2026
Violations: KCZO 10.8 R-1E Outside storage; KCZO 9.23 Regulations
Pertaining To Parking or Storing of Trailers, Mobile Homes,
Campers, Inoperable Vehicles, and Other Such Type Equipment;
IPMC 304.2 Protective Treatment
Action: Impose Fine in the Amount of \$1200

www. Owner: Shields Ryan A & Meagan R
Address: 106 Holaday Lane, Lakeside Park
PIDN: 029-10-01-030.00
Case/Citation: CE-20243034, Citation #21
Issued By: Corey Sharp
Date of Citation: 5/5/2026
Date of Service: 5/5/2026
Date of Final Order: 6/11/2026
Violations: LPCO 4.05 Use-Specific Standards (J) (3), Accessory Structures
(B)
Action: Impose Fine in the Amount of \$400

xxx. Owner: Stephen Miley
Address: 425 Elm Street, Ludlow
PIDN: 026-34-07-019.00
Case/Citation: CE-23-274, Citation #21
Issued By: Jamie West
Date of Citation: 6/4/2026
Date of Service: 6/4/2026
Date of Final Order: 6/22/2026
Violations: IPMC 304.2 Protective Treatment, LCO 91.08 Rubbish or
Grass/Weeds
Action: Impose Fine in the Amount of \$5000

yyy. Owner: Michael Schill
Address: 710 Elm Street, Ludlow
PIDN: 026-32-01-019.00
Case/Citation: CE-23-435, Citation #1
Issued By: Jamie West
Date of Citation: 6/10/2026
Date of Service: 6/10/2026

Date of Final Order: 6/25/2026
Violations: LZO Section 9.23 Storage of vehicle in disrepair, boat, camper or trailer, LCO 91.04 Junked or Wrecked Vehicles-Inoperative, LCO 91.04 Parkig on unpaved surfaces
Action: Impose Fine in the Amount of \$300

zzz. Owner: Beverly Hummel
Address: 240-42 Glenwood Street, Ludlow
PIDN: 026-33-10-006.00
Case/Citation: CE-26-76, Citation #1
Issued By: Jamie West
Date of Citation: 6/1/2026
Date of Service: 6/1/2026
Date of Final Order: 6/12/2012
Violations: Unsightly or Unsanitary storage, IPMC 304.2 Protective Treatment, LZO Excavation of soil, tree removal, and erosion and sediment control, LCO 91.04 (V) Actions Constituting Public Buicenses-Parking on unpaved surface
Action: Impose Fine in the Amount of \$400

aaaa. Owner: Ernest Springer
Address: 107 Hay Street, Ludlow
PIDN: 026-33-18-021.00
Case/Citation: CE-25-151, Citation #2
Issued By: Jamie West
Date of Citation: 6/10/2026
Date of Service: 6/10/2026
Date of Final Order: 6/24/2026
Violations: IPMC 304.13 Window, skylight and door frames, Unsightly or Unsanitary storage
Action: Impose Fine in the Amount of \$1500

bbbb. Owner: Logan Webster
Address: 516 Linden Street, Ludlow
PIDN: 026-32-06-030.00
Case/Citation: CE-26-77, Citation #2
Issued By: Jamie West
Date of Citation: 6/1/2026
Date of Service: 6/1/2026
Date of Final Order: 6/9/2026
Violations: LCO 91.08 Rubbish or Excessive Growth
Action: Impose Fine in the Amount of \$500

cccc. Owner: Douglas Meyer
Address: 325 Montclair Avenue, Ludlow

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| | PIDN: | 040-12-03-018.00 |
| | Case/Citation: | CE-25-486, Citation #4 |
| | Issued By: | Jamie West |
| | Date of Citation: | 6/10/2026 |
| | Date of Service: | 6/10/2026 |
| | Date of Final Order: | 6/22/2026 |
| | Violations: | Unsightly or Unsanitary Storage |
| | Action: | Impose Fine in the Amount of \$500 |
| | | |
| dddd. | Owner: | VIG LLC |
| | Address: | 305 Oak Street, Ludlow |
| | PIDN: | 026-34-10-009.00 |
| | Case/Citation: | CE-24-506, Citation #4 |
| | Issued By: | Jamie West |
| | Date of Citation: | 6/9/2026 |
| | Date of Service: | 6/9/2026 |
| | Date of Final Order: | 6/22/2026 |
| | Violations: | IPMC 304.7 Roofs and Drainage |
| | Action: | Impose Fine in the Amount of \$1500 |
| | | |
| eeee. | Owner: | Betty Bowman |
| | Address: | 435 Oak Street, Ludlow |
| | PIDN: | 026-34-08-009.00 |
| | Case/Citation: | CE-25-658, Citation #1 |
| | Issued By: | Jamie West |
| | Date of Citation: | 5/18/2026 |
| | Date of Service: | 5/18/2026 |
| | Date of Final Order: | 5/26/2026 |
| | Violations: | IPMC 304.2 Protective Treatment |
| | Action: | Impose Fine in the Amount of \$200 |
| | | |
| ffff. | Owner: | Betty Bowman |
| | Address: | 435 Oak Street, Ludlow |
| | PIDN: | 026-34-08-009.00 |
| | Case/Citation: | CE-25-258, Citation #1 |
| | Issued By: | Jamie West |
| | Date of Citation: | 4/21/2026 |
| | Date of Service: | 4/21/2026 |
| | Date of Final Order: | 6/8/2026 |
| | Violations: | LCO 91.04 Obstruct Sidewalk/Street |
| | Action: | Impose Fine in the Amount of \$200 |
| | | |
| gggg. | Owner: | Ronald F Tucker |
| | Address: | 22 Faye Drive, Taylor Mill |
| | PIDN: | 056-23-03-084.00 |

Case/Citation: CE-20251937, Citation #1
Issued By: Evan Keith
Date of Citation: 6/17/2026
Date of Service: 6/17/2026
Date of Final Order: 6/26/2026
Violations: IPMC 304.2 Weeds, TMZO- Article 7 7.04 Table 7.1 Zoning Districts C.2
Action: Impose Fine in the Amount of \$200

hhhh. Owner: Christopher A Alfieri
Address: 520 Mason Road, Taylor Mill
PIDN: 057-30-10-004.12
Case/Citation: CE-20260625, Citation #1
Issued By: Evan Keith
Date of Citation: 6/4/2026
Date of Service: 6/4/2026
Date of Final Order: 6/29/2026
Violations: IPMC 108.2 Closing of Vacant Structures, IPMC 302.4 Weeds, TMZO- Article 7 7.04 C.2
Action: Impose Fine in the Amount of \$300

iii. Owner: Christopher A Alfieri
Address: 520 Mason Road, Taylor Mill
PIDN: 057-30-10-004.12
Case/Citation: CE-20260625, Citation #2
Issued By: Evan Keith
Date of Citation: 6/18/2026
Date of Service: 6/18/2026
Date of Final Order: 6/29/2026
Violations: IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$200

jjjj. Owner: Benjamin E Spears
Address: 722 Oakland Drive, Taylor Mill
PIDN: 057-20-00-220.00
Case/Citation: CE-20252550, Citation #2
Issued By: Evan Keith
Date of Citation: 3/18/2026
Date of Service: 3/18/2026
Date of Final Order: 3/16/2026
Violations: IPMC 308.1 Accumulation of Rubbish or Garbage, IPMC 302.4 Weeds
Action: Impose Fine in the Amount of \$400

kkkk. Owner: Terry L Sandman
Address: 726 Oakland Drive, Taylor Mill
PIDN: 057-20-00-222.00
Case/Citation: CE-20252549, Citation #2
Issued By: Evan Keith
Date of Citation: 6/2/2026
Date of Service: 6/2/2026
Date of Final Order: 6/12/2026
Violations: TMZO- Article 10 Parking and Loading Standards A.4
Action: Impose Fine in the Amount of \$200

llll. Owner: Kelly Kendall
Address: 738 Oakland Drive, Taylor Mill
PIDN: 057-20-00-228.00
Case/Citation: CE-20252550, Citation #8
Issued By: Evan Keith
Date of Citation: 6/1/2026
Date of Service: 6/1/2026
Date of Final Order: 6/10/2026
Violations: TMZO- Article 7 Development Standards 7.04 Character Standards C.2, IPMC 302.8 Motor Vehicles
Action: Impose Fine in the Amount of \$800

mmmm. Owner: Kelly Kendall
Address: 738 Oakland Drive, Taylor Mill
PIDN: 057-20-00-228.00
Case/Citation: CE-20252550, Citation #9
Issued By: Evan Keith
Date of Citation: 6/12/2026
Date of Service: 6/12/2026
Date of Final Order: 6/23/2026
Violations: TMZO- Article 7 Development Standards 7.04 Character Standards C.2
Action: Impose Fine in the Amount of \$400

nnnn. Owner: Muck Properties LLC
Address: 5428 Taylor Mill Road, Taylor Mill
PIDN: 058-30-00-204.00
Case/Citation: CE-20260310, Citation #2
Issued By: Evan Keith
Date of Citation: 6/4/2026
Date of Service: 6/4/2026
Date of Final Order: 5/8/2026
Violations: TMZO- Article 7 7.04 Character Standards C.2, TMZO- Article 13 13.10 Zoning Permits A

Action: Impose Fine in the Amount of \$400

oooo. Owner: Muck Properties LLC
 Address: 5428 Taylor Mill Road, Taylor Mill
 PIDN: 058-30-00-204.00
 Case/Citation: CE-20260310, Citation #3
 Issued By: Evan Keith
 Date of Citation: 6/19/2026
 Date of Service: 6/19/2026
 Date of Final Order: 6/30/2026
 Violations: TMZO- Article 7 7.04 Character Standards C.2, TMZO- Article 13
 13.10 Zoning Permits A
 Action: Impose Fine in the Amount of \$800

pppp. Owner: Jerry W & Donna F Meget
 Address: 739 Winston Hill Drive, Taylor Mill
 PIDN: 057-20-00-196.00
 Case/Citation: CE-20260590, Citation #1
 Issued By: Evan Keith
 Date of Citation: 6/18/2026
 Date of Service: 6/18/2026
 Date of Final Order: 6/29/2026
 Violations: IPMC 302.4 Weeds, TMZO- Article 7 7.04 C.2
 Action: Impose Fine in the Amount of \$200

Public Comments

Adjourn

| Calendar Notes |
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| <p>The next hearing of the Kenton County Joint Code Enforcement Board is scheduled for August 13th at 6 PM, if necessary.</p> <p>For planning purposes, the remaining 2025 hearing dates of the Board are scheduled for September 10th, October 8th, November 12th, and December 10th (the second Thursday of each month)</p> |