

CODE ENFORCEMENT CITATION #1
CASE: CE-20252211

Date of Issuance: 5/1/2026

Time of Issuance: 3:58 p.m.

Name of Person(s) Subject to this Citation:

BROWN JESSICA L

2234 BLUEGRASS PL

INDEPENDENCE, KY 41051

Address of the Real Property Subject to this Citation:

2234 BLUEGRASS PL

UNINCORPORATED KENTON COUNTY, KY 41051

PIDN: 048-10-00-089.00

Date of Violation: 4/29/2026

Time of Violation: 3:01 p.m.

Factual Basis for the Offense:

KCZO 9.8 UNSIGHTLY OR UNSANITARY STORAGE

No rubbish, salvage materials, junk, or miscellaneous refuse shall be openly stored or kept in the open, and weeds shall not be allowed to go uncut within any zones, when the same may be construed to be a menace to public health and safety by the appropriate health department, or have a depressing influence upon property values in the neighborhood.

KCZO 9.23 REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, MOBILE HOMES, CAMPERS, INOPERABLE VEHICLES, AND OTHER SUCH TYPE EQUIPMENT

Outside storage in excess of seventy-two (72) hours, of any trailer, recreational vehicle, camper, boat, or similar type equipment, shall be restricted to the rear yard of all lots within the jurisdiction of the legislative body

IPMC 302.8 Motor Vehicles

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Corrective Action Required: Please ensure all outside storage/rubbish is removed. (Wood materials and others). Trailers must be stored in the rear yard. Ensure all vehicles are operable, licensed, and tagged up to date.

Important Legal Information:

- You may contest this citation before the Code Enforcement Board. Pursuant to KRS 65.8808(2)(b), if you do not contest this citation, the civil fine shall be **\$100** per violation; if you choose to appeal and the board upholds the citation, the fine may be increased to **\$200** per violation.
- **To contest this citation**, a written notice of appeal must be submitted via email to the code enforcement officer or by regular mail to Planning and Development Services of Kenton County, 1840 Simon Kenton Way, Suite 4300, Covington, Kentucky 41011, **within seven business days from the date of issuance**.
- **To pay this citation**, you must pay the amount shown as the minimum fine – per violation. Payment can be sent online by emailing the code enforcement officer for a payment link, by phone, mail, or in person, to PDS offices within seven business days from the date of issuance. PLEASE NOTE: Payment of fines WILL NOT close this case if unabated violations remain.
- **Failure to pay the minimum fine or to file an appeal by 5/13/2026 will result in a waiver of your rights to a hearing**, and pursuant to KRS 65.8825(6), this citation, as issued, shall be deemed a Final Order determining that the violation was committed. The minimum fine shall then be imposed, and it, along with the costs of collection, shall be collected as a debt in a court of law; furthermore, the alleged violator shall be deemed to have waived the right to appeal the Final Order to District Court.

For further information on how to resolve this matter, please contact me at 859-331-8980 or jwuestefeld@pdskc.org. Our office hours are Monday to Friday, from 8:00 a.m. to 5:00 p.m. Thank you for your cooperation.

Sincerely,



Joshua Wuestefeld, CCEO
Code Enforcement Officer