Kenton County Joint Code Enforcement Board

November 12th, 2026

PDS | Planning and Development Services of Kenton County

2234 Bluegrass Place
CE-20252211

Citation #2

Unincorporated Kenton County

PDS | Planning and Development Services of Kenton County

PDS | Planning and Development Services of Kenton County

Serving Kenton County's communities since 1961

CODE ENFORCEMENT CITATION #2
CASE: CE-20252211

Date of Issuance: 10/9/2026
Time of Issuance: 9:17 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: 10/7/2026
Time of Violation: 12:41 p.m.

Factual Basis for the Offense: At time of the inspection, I observed outside storage scattered throughout the property.

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.

Corrective Action Required: Please ensure all outside storage/rubbish is removed. (Wood materials and others).

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 **$200** per violation; if you choose to appeal and the board upholds the citation, the fine may be increased to **$400** 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

Planning and Development Services of Kenton County administers code enforcement for the City of Unincorporated Kenton County which is a member of the Kenton County Joint Code Enforcement Board, authorized under Kentucky Revised Statutes 65.8801-65.8840.

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 10/20/2026 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


UNINCORPORATED
KENTON COUNTY
R-1B
2234
BLUEGRASS PL
2233


10/07/2026 12:41


10/07/2026 12:41


10/07/2026 12:41



Kenton County Joint Code Enforcement Board


10/07/2026 12:41


10/07/2026 12:41


10/07/2026 12:42


10/07/2026 12:42


10/07/2026 12:42

2234 Bluegrass Place
Procedural History

- **September 2025** – CE-20252211 opened.
- **October 2025** – 1st Notice of violation issued.
- **March 2026** – 2nd Notice of violation issued.
- **May 2026** - 1st Citation issued.
- **June 2026** – KCJCEB heard appeal of Citation #1 - *Ms. Hudepohl made a motion based on the testimony presented and the Board's findings that the violations did exist at the time the citation was issued, that these conditions were the responsibility of the owner of the property, and that the owner was properly served, to grant the appellant until August 12, 2026, to abate the violation for unsightly or unsanitary storage [KCZO 9.8 Unsightly or Unsanitary Storage], and if abated by that time, to impose a fine of $0.00 or, if not abated, to impose the maximum fine of $200. She further moved to impose a find of $0.00 for the abated violations for trailer and inoperable vehicle [KCZO 9.23 Regulations Pertaining to Parking or Storing of Trailers, Mobile Homes, Campers, Inoperable Vehicles, and Other Such Type Equipment; IPMC 302.8 Motor Vehicles]; Mr. Henn seconded the motion.*
- **August 2026 –** Update was provided to the board**.** *Outside storage still exists throughout the property. Impose the maximum fine of $200.*
- **September 2026 –** Board imposed fine was not paid. A lien for citation #1 was filed.
- **October 2026 –** 2nd Citation issued.
- **November 2026** – 3rd Citation issued (Appeal scheduled for December 2026 hearing)


11/12/2026 11:24


11/12/2026 11:24


11/12/2026 11:28


11/12/2026 11:24


11/12/2026 11:24


11/12/2026 11:26


11/12/2026 11:25


11/12/2026 11:25

13144 Madison Pike
CE-20260791

Citation #3

Unincorporated Kenton County

PDS | Planning and Development Services of Kenton County

PDS | Planning and Development Services of Kenton County

Serving Kenton County's communities since 1961.

CODE ENFORCEMENT CITATION #3
CASE: CE-20260791

Date of Issuance: 10/20/2026
Time of Issuance: 2:08 p.m.

Name of Person(s) Subject to this Citation:
GRIFFIN DAVID R & TONI
13144 MADISON PK
MORNING VIEW, KY 41051

Address of the Real Property Subject to this Citation:
13144 MADISON PK
UNINCORPORATED KENTON COUNTY, KY 41051

PIDN: 049-00-00-091.00

Date of Violation: 10/16/2026
Time of Violation: 2:58 p.m.

Factual Basis for the Offense: At inspection, there was peeling and chipping paint on the house and missing/damages siding on the detached garage. The driveway is in disrepair and erodes away into the culvert next to the street. There was outside storage present and visible in the front yard both in front of the detached garage and on the front porch.

IPMC 304.2 Protective Treatment
Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight.

IPMC 302.3 Sidewalks and driveways
Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

KCZO 10.1 A-1 F. 2. Outdoor Storage
No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.

Planning and Development Services of Kenton County administers code enforcement for the City of Unincorporated Kenton County which is a member of the Kenton County Joint Code Enforcement Board, authorized under Kentucky Revised Statutes 65.8801-65.8840.

Corrective Action Required: Please ensure all overgrown weeds are removed and maintained. All missing siding and chipping/peeling paint should be repaired/replaced. The driveway should be maintained and not allowed to wash away or erode into the public right-of-way. All outside storage needs to be removed.

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 **$400** per violation; if you choose to appeal and the board upholds the citation, the fine may be increased to **$800** 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 10/29/2026 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


13134
MADISON PIKE
17
UNINCORPORATED
KENTON COUNTY
A-1
13144
1769


13134
MADISON PIKE
17
UNINCORPORATED
KENTON COUNTY
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10/16/2026 14:58


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IPMC 304.2 Protective Treatment







IPMC 304.2 Protective Treatment







IPMC 302.3 Sidewalks and driveways



PDS


10/16/2026 14:58



KCZO 10.1 A-1 F. 2. Outdoor Storage




10/16/2026 14:58


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10/16/2026 14:58

Before Procedural History

Questions?

PDS | Planning and Development Services of Kenton County

CE-20260791 - Exhibit 1

13144 Madison Pike – Procedural History

Kenton County Joint Code Enforcement Board

November 12th, 2026

2020

March – First inspection completed. House appeared to be under restoration.

September – Outside storage and overgrown vegetation are starting to accumulate.

2021

January – 1st notice of violation for case #20210286 was issued.

- Outside storage
- Overgrown weeds
- Protective treatment.

2022

January – Inspection completed.

April – Inspection completed.

2023

October – CE-20232748 citation #1 was issued. **(appealed - filed as a lien)**

December – KCJCEB heard the appeal for this citation. The board ruled:

- parking of trailers was abated. (zero fine)
- **3 months** to abate outside storage and inoperable vehicles.
- **6 months** to abate protective treatment.

2024

March – Update was given to the board that, over the last 3 months, no significant improvement had been observed. Mr. Braden proposed to amend the December 2023 motion and extend the deadline for abating all the violations by June's hearing.

June – Inspection found that the violations still existed.

July – No payment received, citation #1 for CE-20232748 was filed as a lien.

2025

January – CE-20232748 closed. CE-20250073 opened.

July – CE-20250073 citation #1 & #2 were issued.

September – CE-20250073 citation #3 issued.

September 13th, 2025 - Mr. Griffin emailed Evan Keith in response to receiving the 3rd citation. In this email he states that he is addressing the outside storage on the north side of the house and has cleaned up the rubbish.

September 15th, 2025 – Mr. Griffin emailed Evan Keith and further elaborates what measures he has taken to remove the overgrowth. Mr. Griffin states that he has already spent $5,000.00 on dealing with the overgrowth. Mr. Griffin then explains his new plan to utilize landscaping cloth to prevent any growth from coming back in 2026.

After receiving these updates from Mr. Griffin, Evan voided all 3 citations for CE-20250073 in attempt to gain voluntary compliance. CE-20250073 was closed.

In Mr. Griffin's own words "the heat is off" meaning Evan would not issue any addition citations as long as the grass and vegetation was maintained.

2026

May – Unfortunately, after several months of "the heat is off", the vegetation came back and became very overgrown.

- CE-20260791 opened.
- NOV for CE-20260791 was issued.

June – CE-20260791 citation #1 issued.

July – CE-20260791 citation #2 Issued.

October – CE-20260791 citation #3 issued.

CE-20260791 - Exhibits

13144 Madison Pike – Procedural History

Kenton County Joint Code Enforcement Board

November 12th, 2026

2020

March – First inspection completed. House appeared to be under restoration.

September – Outside storage and overgrown vegetation are starting to accumulate.

2021

January – 1st notice of violation for case #20210286 was issued.

- Outside storage
- Overgrown weeds
- Protective treatment.

2022

January – Inspection completed.

April – Inspection completed.

2023

October – CE-20232748 citation #1 was issued. **(appealed - filed as a lien)**

December – KCJCEB heard the appeal for this citation. The board ruled:

- parking of trailers was abated. (zero fine)
- **3 months** to abate outside storage and inoperable vehicles.
- **6 months** to abate protective treatment.

Exhibit 2

2024

March – Update was given to the board that, over the last 3 months, no significant improvement had been observed. Mr. Braden proposed to amend the December 2023 motion and extend the deadline for abating all the violations by June's hearing.

Exhibit 3

June – Inspection found that the violations still existed.

Exhibit 4

July – No payment received, citation #1 for CE-20232748 was filed as a lien.

Exhibit 5

2025

January – CE-20232748 closed. CE-20250073 opened.

July – CE-20250073 citation #1 & #2 were issued.

September – CE-20250073 citation #3 issued.

September 13th, 2025 - Mr. Griffin emailed Evan Keith in response to receiving the 3rd citation. In this email he states that he is addressing the outside storage on the north side of the house and has cleaned up the rubbish.

September 15th, 2025 – Mr. Griffin emailed Evan Keith and further elaborates what measures he has taken to remove the overgrowth. Mr. Griffin states that he has already spent $5,000.00 on dealing with the overgrowth. Mr. Griffin then explains his new plan to utilize landscaping cloth to prevent any growth from coming back in 2026.

Exhibit 10

After receiving these updates from Mr. Griffin, Evan voided all 3 citations for CE-20250073 in attempt to gain voluntary compliance. CE-20250073 was closed.

In Mr. Griffin's own words "the heat is off" meaning Evan would not issue any addition citations as long as the grass and vegetation was maintained.

2026

May – Unfortunately, after several months of "the heat is off", the vegetation came back and became very overgrown.

- CE-20260791 opened.
- NOV for CE-20260791 was issued.

Exhibit 6

June – CE-20260791 citation #1 issued.

July – CE-20260791 citation #2 Issued.

October – CE-20260791 citation #3 issued.

Procedural History

Questions?

PDS | Planning and Development Services of Kenton County

CE-20260791 - Exhibit 7

Historical Aerial Photography
13144 Madison Pike
Kenton County Joint Code Enforcement Board
November 12th, 2026

1999



2008



2008



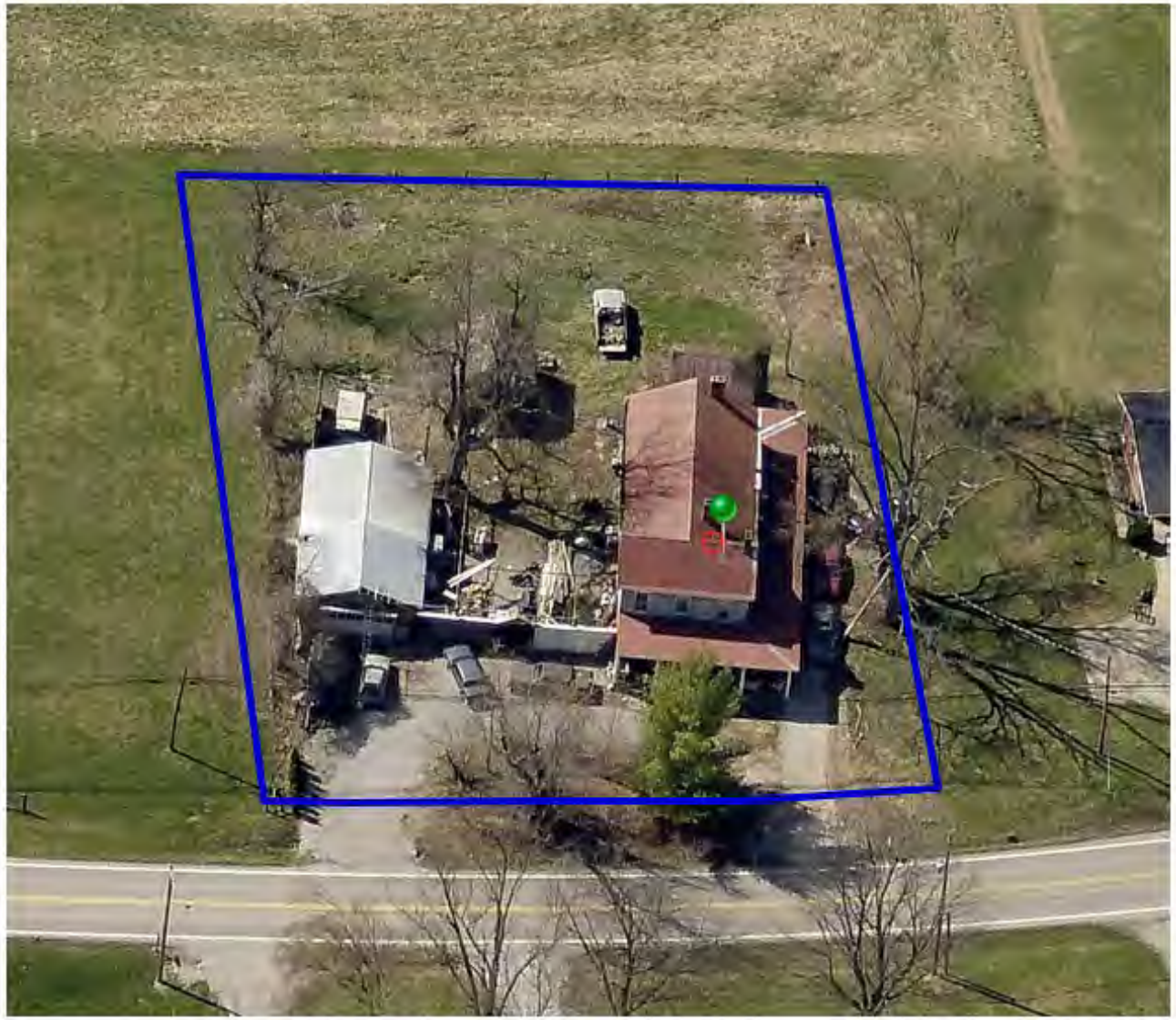
2008



2008



2012



2012



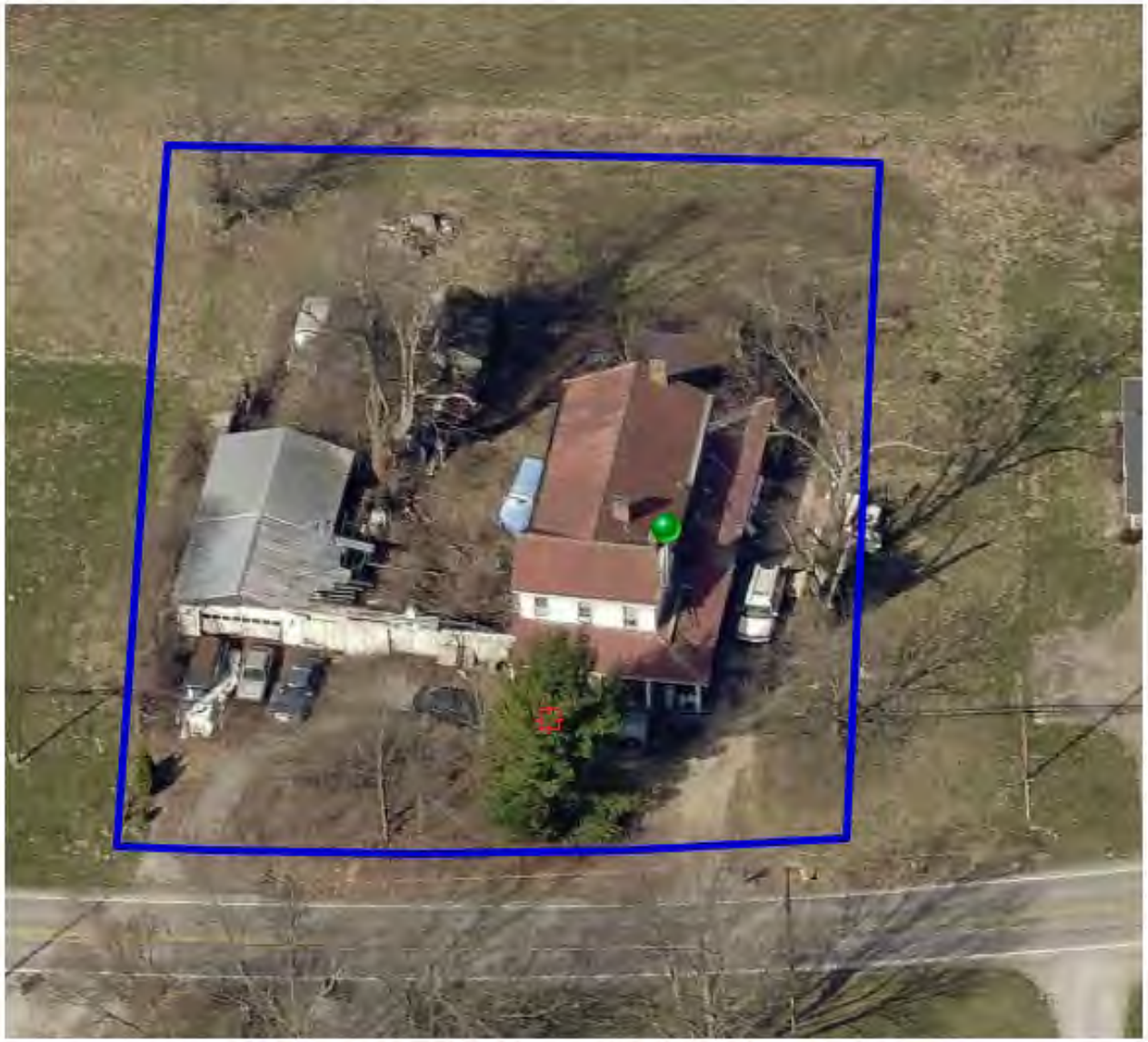
2012



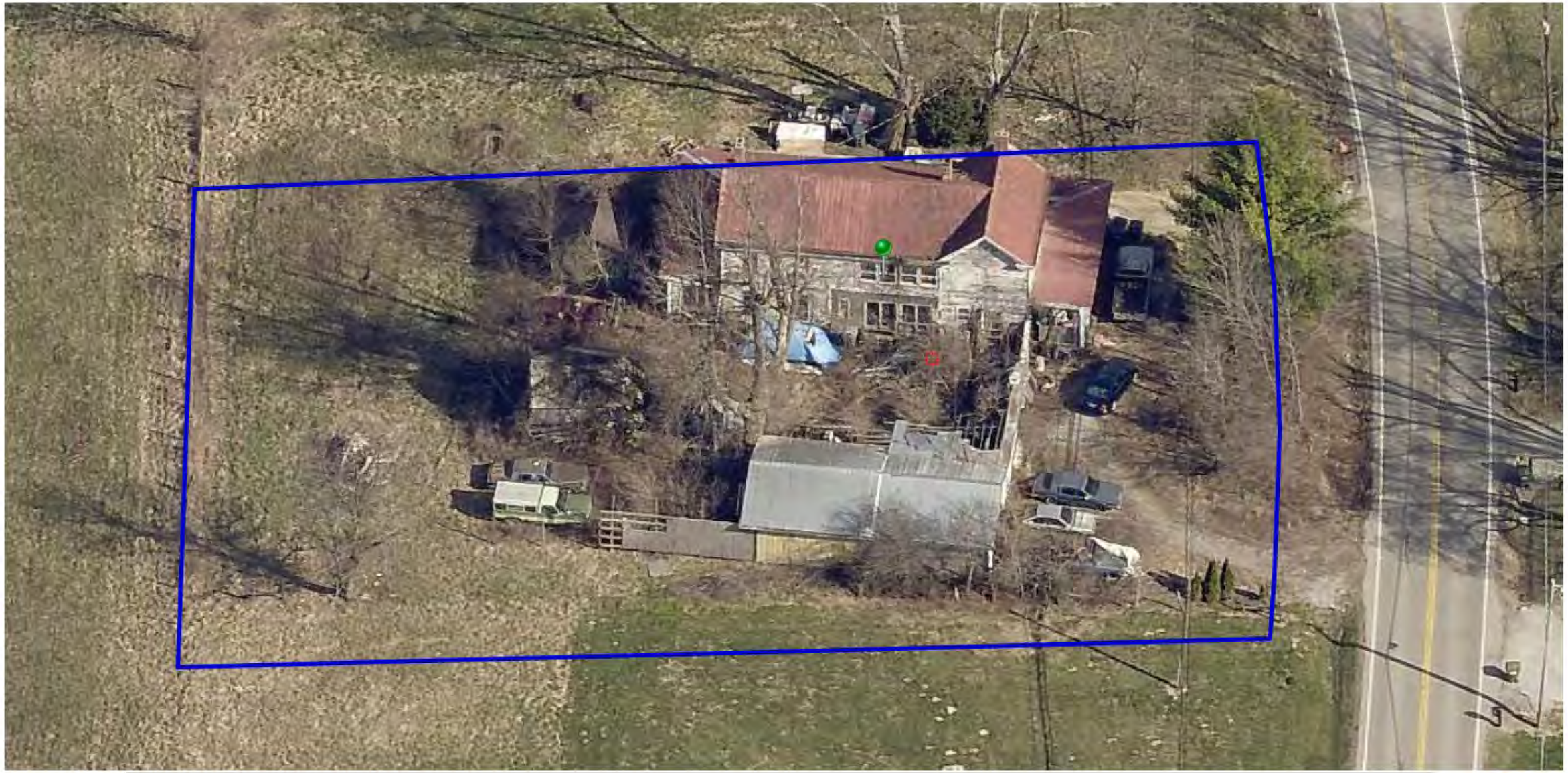
2012



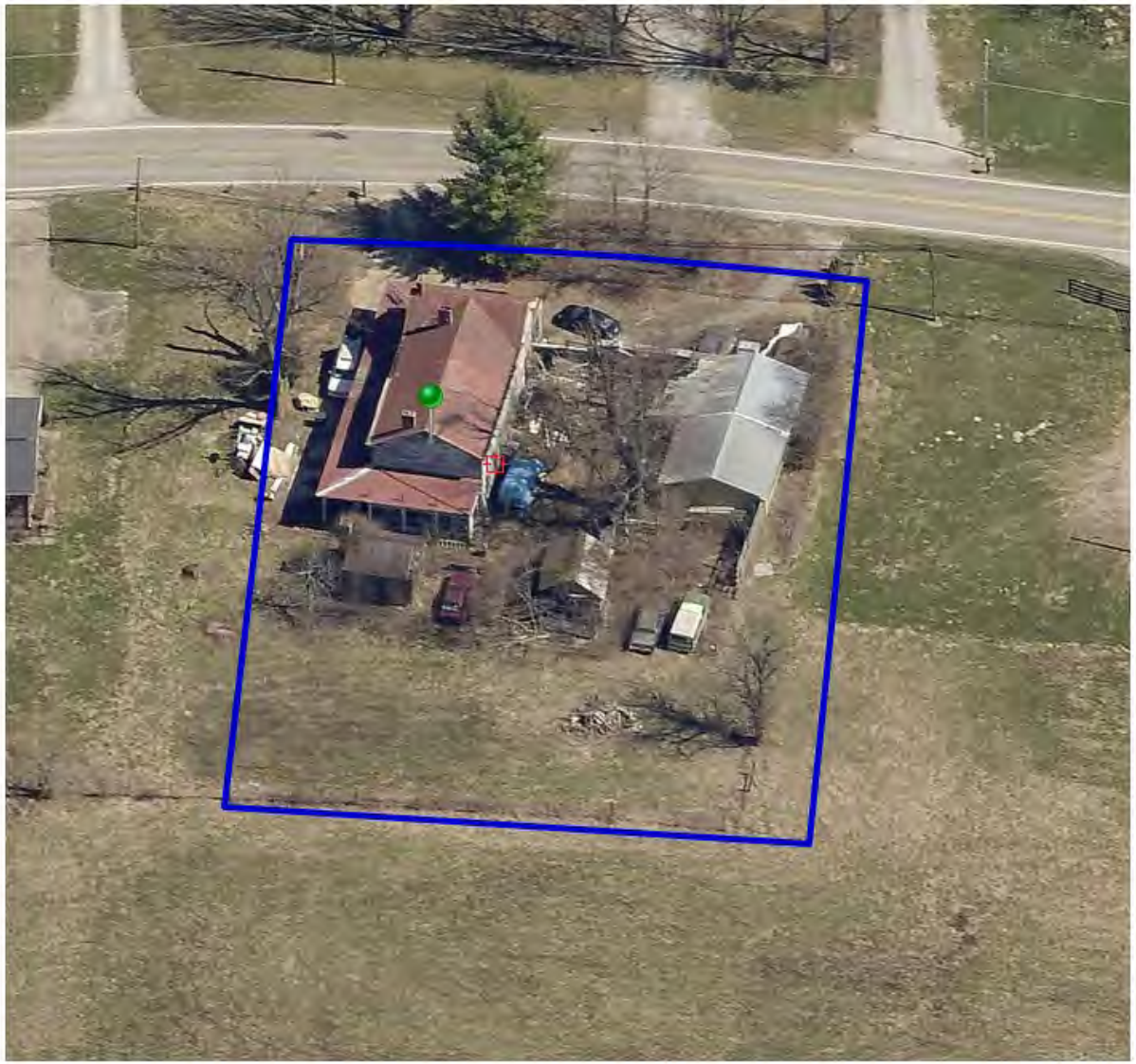
2018



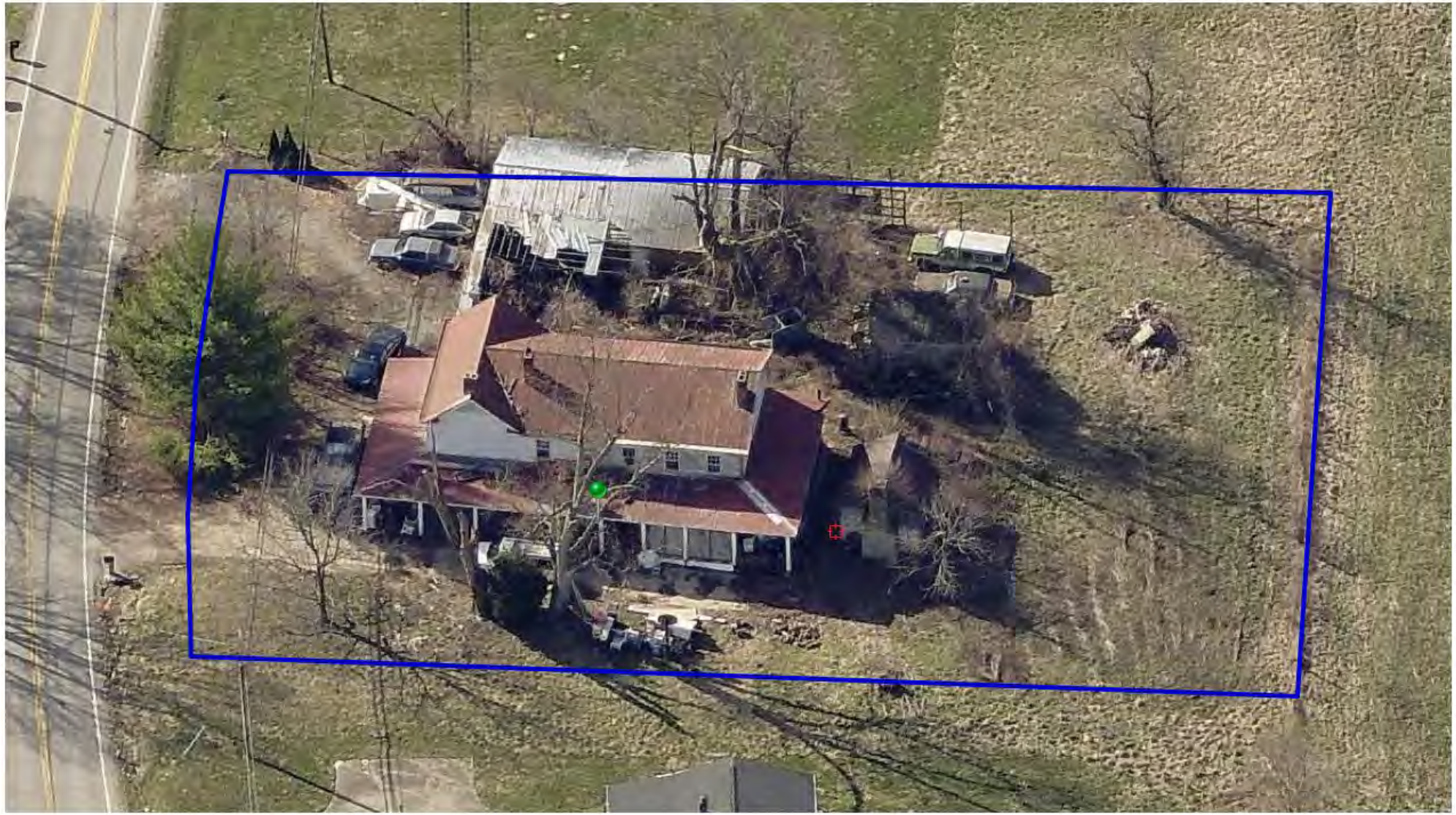
2018



2018



2018



2023



2023



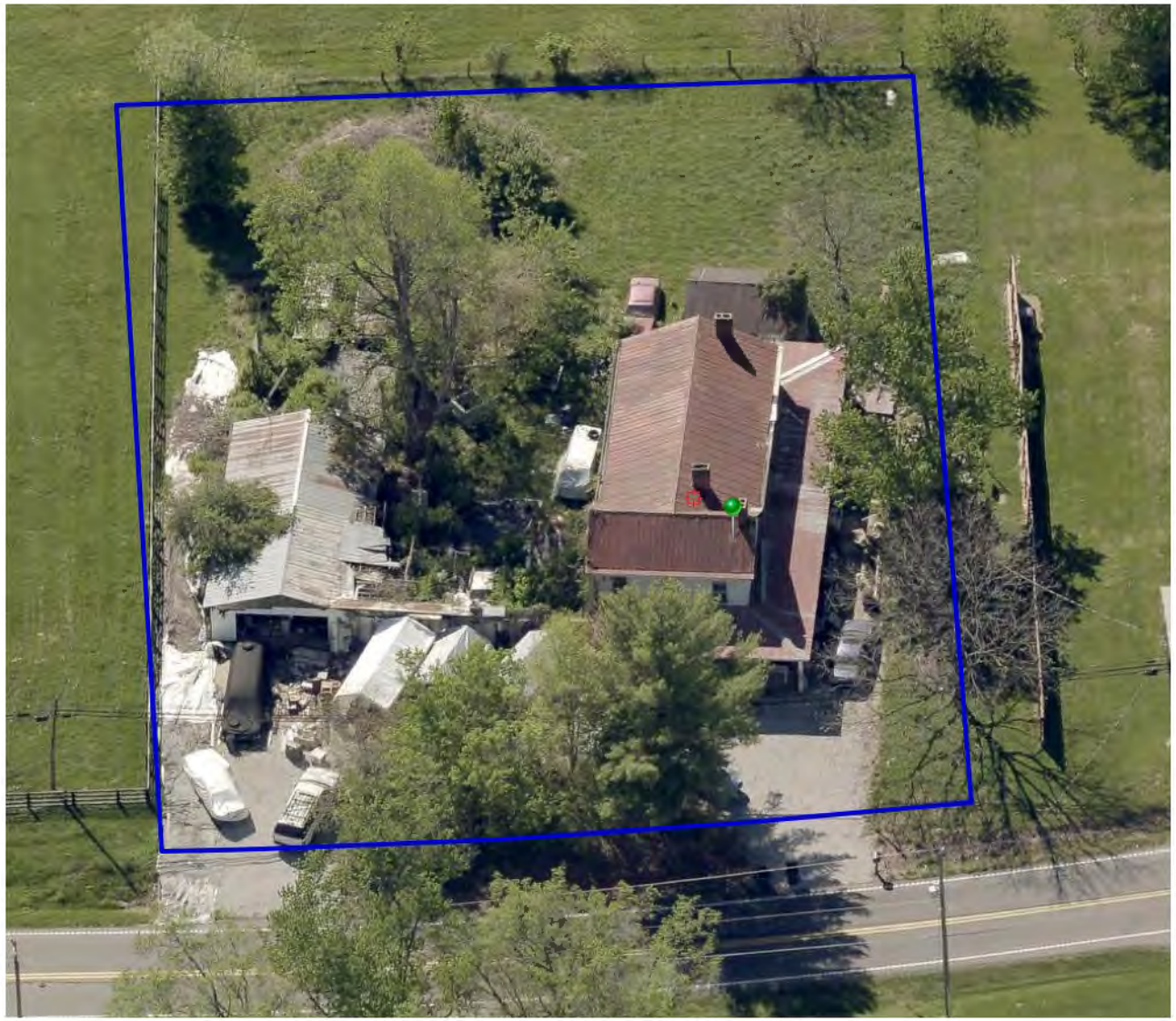
2023



2023



2026



2026



2026



2026









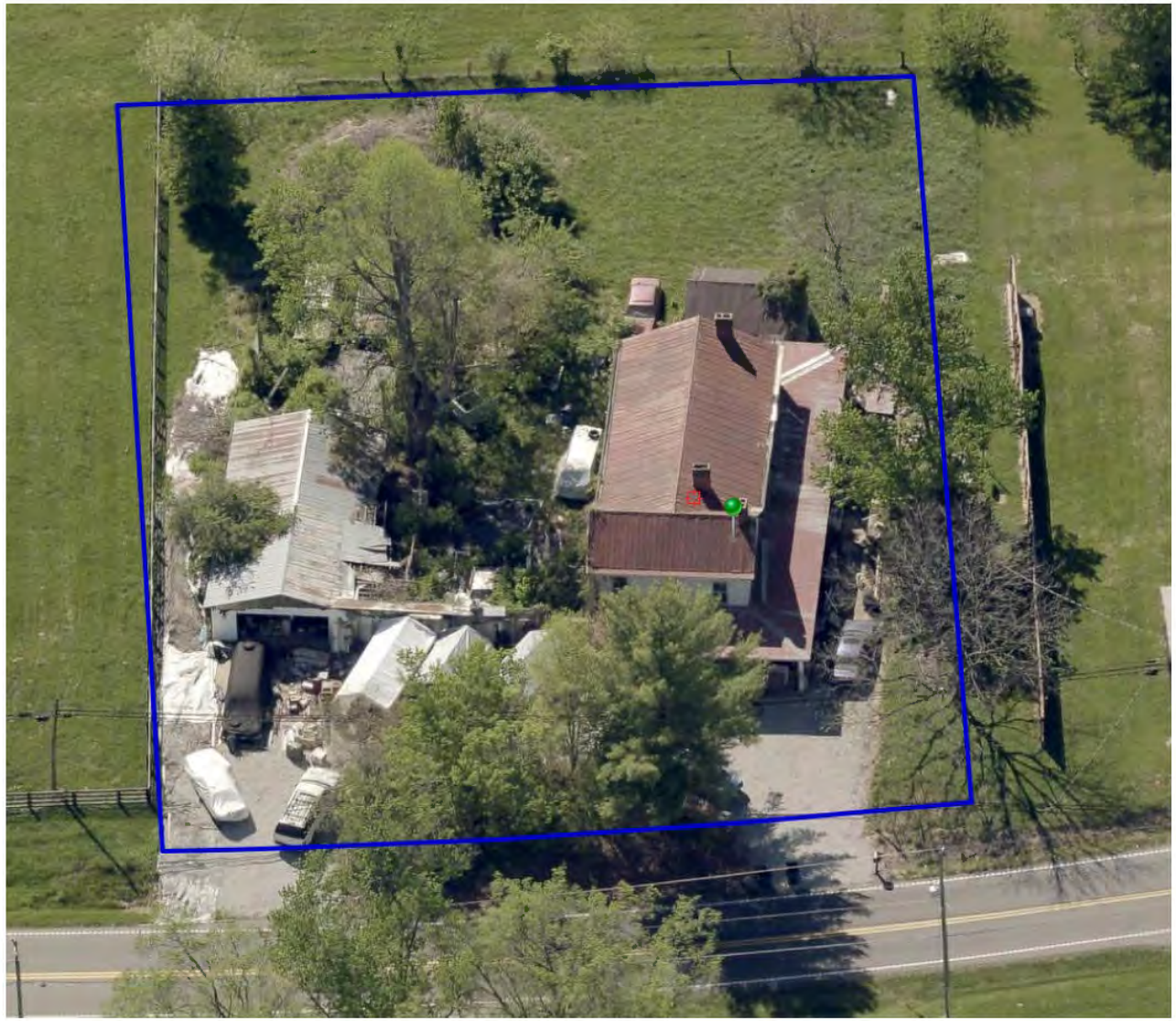
03/26/2008












02/28/2020


10/16/2026 14:58


02/28/2020


10/16/2026 14:58


November 12th 2026
11/12/2026 11:42


November 12th 2026
11/12/2026 11:42


November 12th 2026
11/12/2026 11:39

314 Eastern Avenue
CE-20260791

Citation #3

Elsmere

PDS | Planning and Development Services of Kenton County


310
312
314
103
318-20
322-24

Inspection 10/15/2026



Inspection 10/15/2026



Inspection 10/15/2026



ELZO- Article 10 Parking & Loading Standards 10.12 Parking or Storage of Vehicles in a Front or Side Yard A.2

- No vehicle shall be parked or stored in a front or side yard of a residential property, except in:

- A driveway that is paved per Section 10.17, B., Paving, not to exceed the maximum curb cut width set forth in Section 10.17, A., Width of Access Points.

Procedural History

- 5/22/2026- Received complaint of off-street parking
- 5/22/2026- Sent 1st Notice of Violation for CE-20260862
- 6/3/2026- Violation was abated and then closed

- 10/15/2026- Received complaint of off-street parking
- 10/19/2026- Completed inspection and confirmed violation
- 10/19/2026- Sent 1st Citation for CE-20261928
- 10/22/2026- Received request for appeal

3906 Arrow Court Update
CE-20261274
Citation #1

Independence

PDS | Planning and Development Services of Kenton County

October 7th 2026



October 7th 2026



October 8th, 2026 Ruling for 3906 Arrow Court

to grant the appellant until November 10, 2026 to abate the violation for outside storage [INDZO 7.04 Table 7.1.B.2 Outside Storage], to imposed the minimum fine of $100 if not abated or $0.00 if abated, and to impose of fine of $0.00 for the three abated violations [INDCO 93.06 Overgrown Grass; INDCO 93.16 Public Nuisance Defined; INDZO 10.13 Parking, Storage, or Use of Campers, Boats, Trailers, or Recreational Vehicles and Other Similar Equipment A. 1] ; Mr. Donohoo seconded the motion.

10/13/2026
5 days after the hearing



October 8th, 2026 Ruling for 3906 Arrow Court

to grant the appellant until November 10, 2026 to abate the violation for outside storage [INDZO 7.04 Table 7.1.B.2 Outside Storage], to imposed the minimum fine of $100 if not abated or $0.00 if abated, and to impose of fine of $0.00 for the three abated violations [INDCO 93.06 Overgrown Grass; INDCO 93.16 Public Nuisance Defined; INDZO 10.13 Parking, Storage, or Use of Campers, Boats, Trailers, or Recreational Vehicles and Other Similar Equipment A. 1] ; Mr. Donohoo seconded the motion.

10/27/2026
19 days after the hearing

On 11/4/2026 we received a complaint about this property



November 12th 2026



November 12th 2026



November 12th 2026



12484 Bowman Road Update
CE-20252144

Citations #2 & #9

Unincorporated Kenton County

PDS | Planning and Development Services of Kenton County

12484 Bowman Rd Timeline

September 2025: On 9/23/2025, a code enforcement complaint was received and a notice of violation was issued.

October 2025: On 10/1/2025, in response to receiving the code enforcement notice, a grading permit was applied for with the Project Description of “grading existing pond partially”.

April 2026: Citation #2 heard before to KCJCEB – *Mr. Braden moved that the property owners be found in violation and given six months — until the end of October [31st] 2026 — to come into compliance and return to an agricultural only status, with a maximum fine of $400.00 to be imposed if compliance is not achieved. Ms. Hudepohl seconded the motion.*

May 2026: The Boards ruling for Citation #2 was appealed to the District court.

June through August 2026: Citations #3 through #9 were issued.

September 2026: Citation #9 heard before to KCJCEB. - *Ms. Hudepohl then made a motion regarding 12484 Bowman Road, Kenton County, citation number # 9, that based on the testimony presented and the Board’s findings that violation did exist, that these conditions were the responsibility of the owner of the property, and that the owner was properly served, to grant the appellant until October 31, 2026 to abate the violation as set forth in citation # 9, which includes the removal of the industrial equipment, piles of concrete and asphalt, and to restore the property to the permitted zone use, Agricultural-One, and to impose the maximum fine [$800] if not abated or $0.00 if abated; Mr. Braden seconded the motion.*

November 12th 2026



November 12th 2026



November 12th 2026



209 Applewood Drive Update
CE-20243083

Citation #2

Lakeside Park

PDS | Planning and Development Services of Kenton County

August 8th, 2026
Ruling for 209 Applewood

- Mr. Esmeier made a motion based on the testimony presented and the Board's findings that the violations did exist at the time the citation was issued, that these conditions were the responsibility of the owner of the property, and that the owner was properly served, to grant the appellant 75 days [October 27, 2026] to abate the fence violation [LPZO 13.10 Zoning Permits (C) Failure to Comply], and, if abated, to impose a fine of $0.00, if not abated, or to impose the maximum fine of $400; and to impose a fine of $0.00 for the violation regarding the shed [LPZO 4.05 Use-Specific Standards (3) (b) (1) Accessory buildings in the Residential Conventional Subdivision, Residential Compact Subdivision, and Residential Urban] since it has been abated; Mr. Donohoo seconded the motion.

October 30th

- Property was not abated by the date the board requested (Oct 27th). Max fine was imposed $400 and has been paid.

- A permit was applied for 11/11/2026 for the fence and is currently pending approval.

