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.

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