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514 Sixth Avenue • Dayton, Kentucky 41074



Phone: (859) 491-1600 • Fax: (859) 491-3538

## ***Codes Fines Final Letter***

08/08/2023

Stellar Property 609  
P.O. Box 11733  
Newark, NJ 07101

Re: City of Dayton Code Enforcement Violation(s)  
Property Address: 609 McKinney  
PIDN: 999-99-09-590.00  
Citation No.: 3862

The City of Dayton, by and through its Code Enforcement Department, does hereby give notice of the following:

The City of Dayton issued the above-referenced citation 3862 to the above-referenced property owner, Stellar Property 609 for code violations at the above-referenced property, 609 McKinney. A copy of is Citation is attached hereto and incorporated by reference as if fully set forth herein.

More than seven days have elapsed since service of the Citation, the fines set forth in the Citation have not been paid, and the Property Owner has not made a request for a hearing before the City of Dayton Code Enforcement Board to contest the citation.

Therefore, pursuant to Dayton Code of Ordinances § 38.09 and KRS 65.8825(6), the Citation, as issued, is deemed a final order determining that the violation was committed and imposes the civil fine set forth in the Citation. Furthermore, the Property owner is deemed to have waived the right to appeal the final order to District Court.

Accordingly, the City hereby imposes the civil fine set forth in the Citation(s), up to \$5,000 per citation, plus interest, and any fees, costs, or charges incurred by the City in connection with this Citation. Failure to pay this fine may result in a lien being placed against the Property. Once this lien is recorded with the Campbell County Clerk's Office, pursuant to KRS 65.8834, the City may elect to assess and collect the amount of any unpaid Code Enforcement lien on the City tax bill for the Property.

Please contact the City of Dayton, Code Enforcement at (859) 491-1600 for more information.

### **LIENHOLDER NOTIFICATION SYSTEM**

Pursuant to KRS § 65.8836 and §38.13 of the Dayton Code of Ordinances, a copy of this document will be shared to the City's electronic lienholder notification database at [www.daytonky.com/business/lien-notification/](http://www.daytonky.com/business/lien-notification/). Once the City provides this online notice, a lienholder may have the ability to avoid having a lien placed on the property by paying the civil fine on behalf of the property holder or abating the nuisance within 45 days after this document is made available on the City's database.

### **CERTIFICATE OF SERVICE**

Pursuant to K.R.S. §65.8828(6)(a), I hereby certify that a copy of the foregoing **Notice of Final Order** was sent via regular first-class mail to the following recipients on 08/08/2023:

CASSIE PATTERSON  
DIRECTOR OF CODE ENFORCEMENT  
859-491-1600. ext. 231