



**NEWPORT**  
KENTUCKY

**NEWPORT CODE BOARD REGULAR MEETING**  
**JULY 16, 2025 @ 5:00 PM**

Newport Municipal Building, 998 Monmouth Street, 1<sup>st</sup> Floor Multi-Purpose Room

*The public can access the meeting through the live stream on  
Facebook.com/CityofNewportKY or YouTube/CityofNewportKY*

**AGENDA**

**CALL TO ORDER AND ROLL CALL**

**Election of Chairperson for 2025**

**Approval of minutes from September 18, 2024**

**APPEALED CITATIONS:**

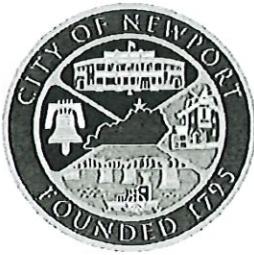
Octavian Aker  
Fitzsimmons Lot  
Citation # 25224

Octavian Aker  
524 W12th Street  
Citation # 25226

Kim Wolf  
206 E 10<sup>th</sup> Street  
Citation # 25258

Anthony Costa  
300 E 10<sup>th</sup> Street  
Citation # 25160

**ADJOURNMENT:**



**City of Newport**  
**Department of Code Enforcement**  
John Hayden, Assistant City Manager

998 Monmouth Street  
Newport, Kentucky 41071-2115  
Phone: (859) 292-3637  
Fax: (859) 292-3663  
TDD: (859) 292-3622

**RECEIVED**

**MAY 23 2025**

**CITATION APPEAL**

**CITY OF NEWPORT**

Name:	OCAVIN, AKS	11	10/11/16,3
Address:			
Email:			
Phone:	25229		
Citation#:	(citatin says 10' > 6'16)		
Date Of Citation (must be within 7 days):			
Property Location Cited:	Fitzsimmons, Newport		

I APPEAL THE ABOVE CITATION ON THE FOLLOWING GROUNDS:

I applied for my property / not over 10'  
per P.M.

Date: 5/23

Signature:

**STAFF ONLY DO NOT WRITE BELOW THIS LINE**

Your appeal hearing has been scheduled for July 25, 2025 at 5:00 p.m. at the Newport Municipal Building, 998 Monmouth Street, 1st-floor multi-purpose room. An attorney may represent you at this hearing, and you have the right to present evidence and witnesses.

I certify that a copy of the above was served to the above appellant in accordance with the City of Newport Ordinance by (1) personal delivery, (2) leaving a copy at the address above with an adult resident who was informed of the contents; or (3) by posting a copy in a conspicuous place on the premises and mailing a copy of the citation by regular first class, certified mail, return receipt requested.

Signature of Clerk:

Date: 6.26.25



# City of Newport

## Code Enforcement

998 Monmouth Street  
Newport, Kentucky 41071-2115  
Phone: (859) 292-3637  
Fax: (859) 292-3663  
TDD: (859) 292-3622

### Citation

NAME	Citation #	
AKER OCTAVIAN	25224	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/15/2025	11:00 AM	fitzsimmons, Newport, KY 41071
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00

#### COMPLAINT INFORMATION

**PM 302.4 Weeds:** Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

#### NOTES:

INSPECTOR'S PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Crodin	05/16/2025	8:26 AM

**YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.**

**TO PAY** this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

**TO CONTEST** this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

**FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS** will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

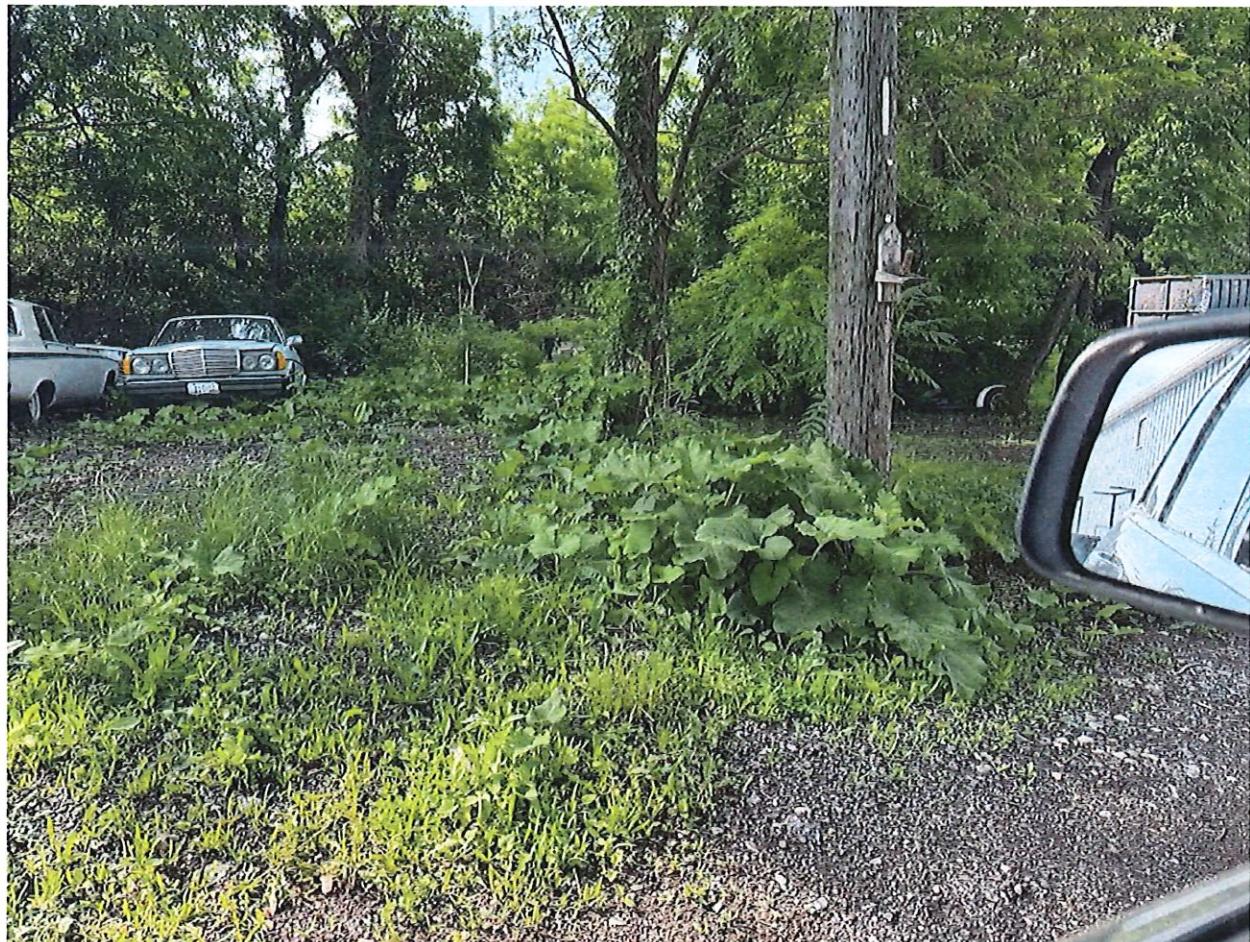
If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

**ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.**

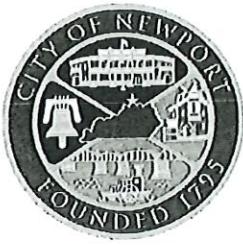












**City of Newport**  
**Department of Code Enforcement**  
John Hayden, Assistant City Manager

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**RECEIVED**

CITATION APPEAL

MAY 23 2025

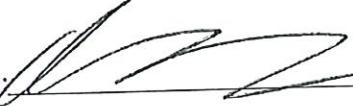
CITY OF NEWPORT

Name:	D. A. K.
Address:	
Email:	
Phone:	
Citation#:	25226
Date Of Citation (must be within 7 days):	(Citation says 10) 5/15
Property Location Cited:	524 W 12th St, Newport, KY 41071

I APPEAL THE ABOVE CITATION ON THE FOLLOWING GROUNDS:

Appropriate place for class, ~~no~~ "concessions" does  
not fit nor limited by "sanitation" ~~PM~~ 302.1

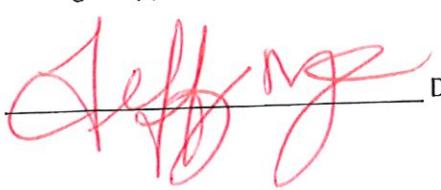
Date: 5/23

Signature: 

STAFF ONLY DO NOT WRITE BELOW THIS LINE

Your appeal hearing has been scheduled for July 10, 2025 at 5:00 p.m. at the Newport Municipal Building, 998 Monmouth Street, 1st-floor multi-purpose room. An attorney may represent you at this hearing, and you have the right to present evidence and witnesses.

I certify that a copy of the above was served to the above appellant in accordance with the City of Newport Ordinance by (1) personal delivery, (2) leaving a copy at the address above with an adult resident who was informed of the contents; or (3) by posting a copy in a conspicuous place on the premises and mailing a copy of the citation by regular first class, certified mail, return receipt requested.

Signature of Clerk: 

Date: 6/20/25



# City of Newport

## Code Enforcement

998 Monmouth Street  
Newport, Kentucky 41071-2115  
Phone: (859) 292-3637  
Fax: (859) 292-3663  
TDD: (859) 292-3622

### Citation

NAME	Citation #
AKER OCTAVIAN R	25226

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/15/2025	11:00 AM	524 W 12TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00

#### COMPLAINT INFORMATION

**PM 302.1 Sanitation:** : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

**NOTES:** Clean the junk and debris including but not limited to Light, compressor, Barrol and trash cans not put away after pickup.

INSPECTOR'S PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike O'Brien	05/16/2025	10:30 AM

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**TO CONTEST** this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" shown above.

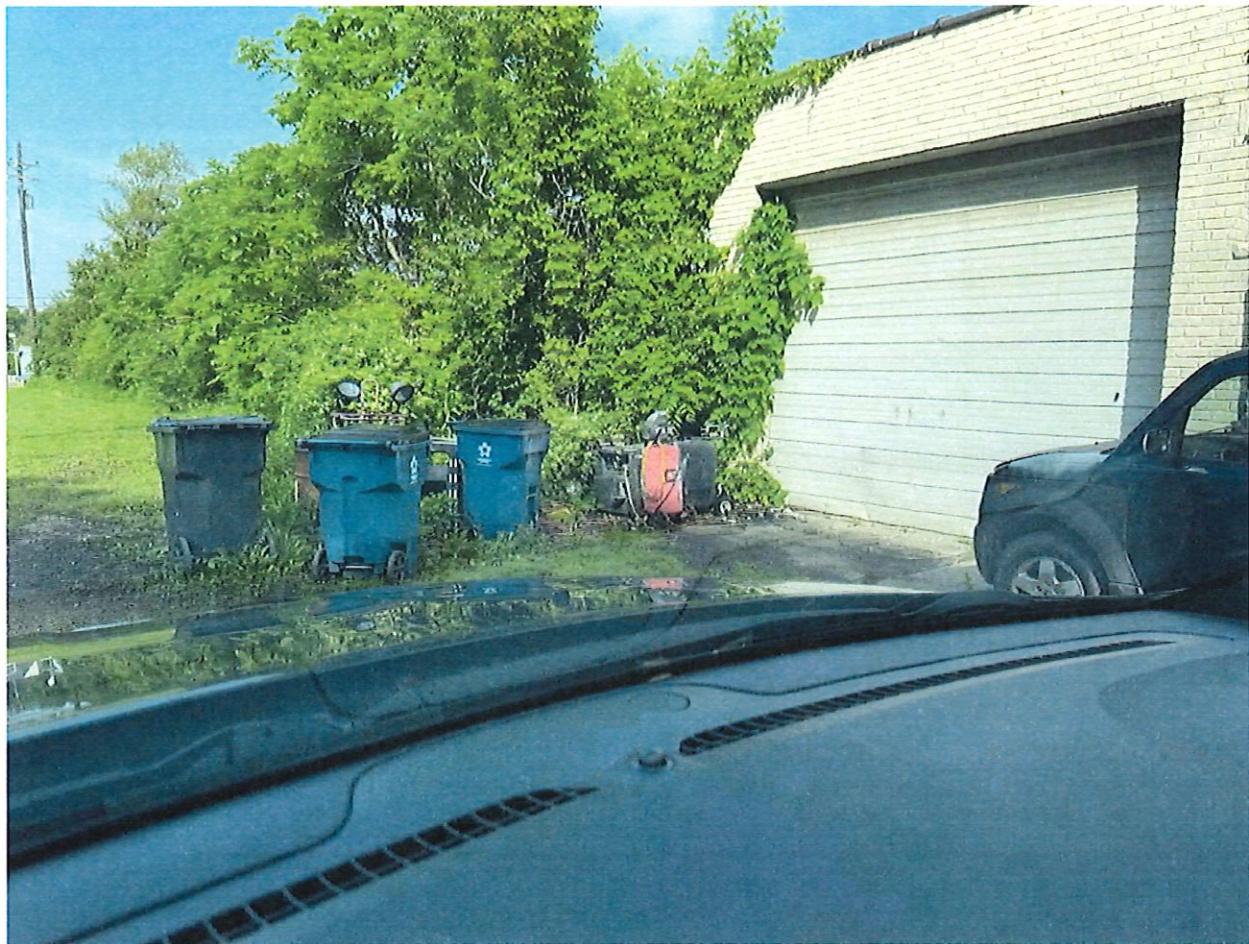
**FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS** will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

**ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.**













# City of Newport

## Department of Code Enforcement

John Hayden, Assistant City Manager

998 Monmouth Street  
Newport, Kentucky 41071-2115  
Phone: (859) 292-3637  
Fax: (859) 292-3663  
TDD: (859) 292-3622

### CITATION APPEAL

Name:	Kim WOLF
Address:	
Email:	
Phone	
Citation#:	25258
Date Of Citation (must be within 7 days):	
Property Location Cited:	206 E. 10th ST

I APPEAL THE ABOVE CITATION ON THE FOLLOWING GROUNDS:

I am currently actively working with ~~less~~ other city departments to finalize drawings for a complete renovation.

Date: 6/10/25

Signature: 

STAFF ONLY DO NOT WRITE BELOW THIS LINE

Your appeal hearing has been scheduled for ~~July 10, 2025~~ at 5:00 p.m. at the Newport Municipal Building, 998 Monmouth Street, 1st-floor multi-purpose room. An attorney may represent you at this hearing, and you have the right to present evidence and witnesses.

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Signature of Clerk:  Date: ~~6/10/25~~



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TDD: (859) 292-3622

### Citation

NAME	Citation #
KM ENTERPRISES LLC	25258

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/18/2024	11:00 AM	206 E 10TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 304.13.1 Window Glazing	\$100.00	\$500.00
PM 304.8 Decorative features:	\$100.00	\$500.00

#### COMPLAINT INFORMATION

**PM 304.13.1 Window Glazing:** Properly replace any missing or broken window glazing. All glazing materials shall be maintained free from cracks and holes.

**PM 304.8 Decorative features:** Properly repair or replace all damaged or deteriorating decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

**NOTES:** PM 304.13.1 Window Glazing: Failure to replace cracked or broken windows

PM 304.8 Decorative features: Failure to repair box gutter

INSPECTOR'S PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/30/2025	3:00 PM

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## Department of Code Enforcement

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Phone: (859) 292-3637  
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TDD: (859) 292-3622

### CITATION APPEAL

Name: Anthony Costa
Address: Property Address 300 E 10th St Newport KY 41071
Email: <a href="mailto:anthony@costa.com">anthony@costa.com</a>
Phone: 502-222-0000
Citation #: 25160
Date Of Citation (must be within 7 days): 5-5-2025
Property Location Cited: 300 E 10th St

I APPEAL THE ABOVE CITATION ON THE FOLLOWING GROUNDS: *Please understand the painting is a  
expense that's going to be taken care of this week & especially on both  
sides will be happy  
Peeling Paint. The Building is  
go to be painted as disclosed  
and the black spots were have been  
addressed. The gutters and soffits will  
be fixed and fresh coat with paint. In the  
next week. It is just the annual spring  
hassle by the code enforcement. I left a message  
and still haven't heard back. Anything as of yet, please  
call me*

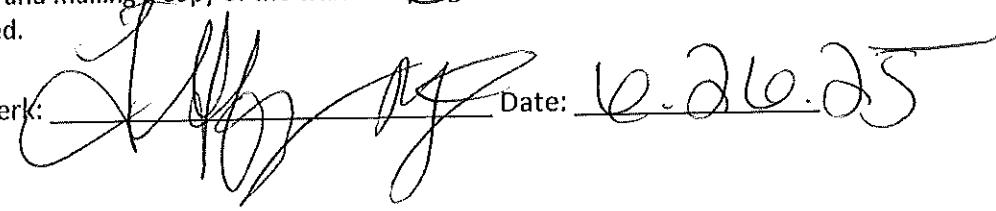
Date: 5-14-2025

Signature: 

STAFF ONLY DO NOT WRITE BELOW THIS LINE

Your appeal hearing has been scheduled for July 16, 2025 at 5:00 p.m. at the  
Newport Municipal Building, 998 Monmouth Street, 1st floor multi-purpose room. An attorney  
may represent you at this hearing, and you have the right to present evidence and witnesses.

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adult resident who was informed of the contents; or (3) by posting a copy in a conspicuous place  
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receipt requested.

Signature of Clerk: 

Date: 6-26-25



# City of Newport

## Code Enforcement

998 Monmouth Street  
Newport, Kentucky 41071-2115  
Phone: (859) 292-3637  
Fax: (859) 292-3663  
TDD: (859) 292-3622

### Citation

NAME	Citation #	
COSTA REALTY LLC	25160	
<hr/>		
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/05/2025	11:00 AM	300 E 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 304.2 Exterior Painting:	\$100.00	\$500.00
PM 304.9 Overhang extensions::	\$100.00	\$500.00

#### COMPLAINT INFORMATION

**PM 304.2 Exterior Painting:** Properly scrape, patch and paint all exterior surfaces with chipping, peeling, flaking, or missing paint. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches, wall surfaces and trim shall be maintained in good condition.

**PM 304.9 Overhang extensions:** All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

**NOTES: PM 304.2 Exterior Painting: FAILURE TO REPAINT THE BUILDING AND TRIM  
PM 304.9 Overhang extensjons FAILURE TO REPAIR THE SOFITTS ON YOUR BUILDING**

INSPECTOR'S PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/05/2025	1:40 PM

**YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.**

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# LEGAL NOTICE!

This building is condemned as unfit for human occupancy or other use. The use or occupation of \_\_\_\_\_ for human habitation or other use after \_\_\_\_\_ is unlawful and is prohibited. The penalty for the use or occupation of this building in violation of this order or for removing this notice is a fine of up to \$500.00 and/or up to 365 days in jail.

Date **Sing Inspector**  
Lampert, Kentucky

05/06/2025