

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 474, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on January 24, 2024.

If you have any questions please contact Code Enforcement at 859-292-3637.

  
\_\_\_\_\_  
Code Enforcement Division Manager

Dated: January 24, 2024



# 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 #
SHARLEIN STEVEN M COMISAR LINDA M	474

834 LINDEN AVE	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
12/01/2023	9:00 Am	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation	\$100.00	\$500.00
PM 302.7 Accessory Structures	\$100.00	\$500.00
PM 304.13. Windows and door frames	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00
PM 304.9 Overhang extensions	\$100.00	\$500.00

#### COMPLAINT INFORMATION

**PM 302.1 Sanitation::** Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

**PM 302.7 Accessory Structures: :** All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**PM 304.13. Windows and door frames::** Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

**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 302.1 Sanitation: Remove plywood and debris from front porch.

PM 302.7 Accessory Structures: Failure to raise or repair garage

PM 304.13. Windows and door frames: Failure to replace the broken door to the garage

PM 304.2 Exterior Painting: Failure to repaint trim and the soffits and the trim around the windows

PM 304.9 Overhang extensions: Failure to properly repair the overhang of the garage.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	12/01/2023	10:00 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.**

AFFIDAVIT OF LIEN

---

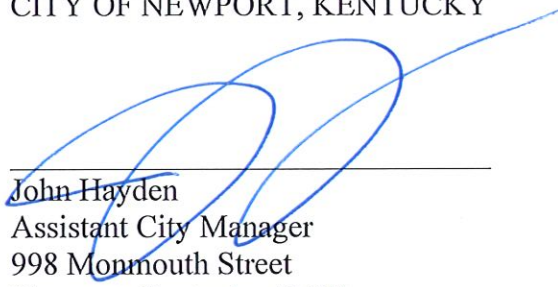
CITATION 474

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable order of December 1, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 600, Page 26** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY



---

John Hayden  
Assistant City Manager  
998 Monmouth Street  
Newport, Kentucky 41071  
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY  
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 24<sup>th</sup> day of January, 2024.



**NATALIE FORNASH**  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
June 13, 2026  
Notary ID# KYNP53702

*Natalie Fornash*  
\_\_\_\_\_  
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

\_\_\_\_\_  
William Summe  
Assistant City Solicitor  
998 Monmouth Street  
Newport, KY 41071  
859-292-3666

✓

**WARRANTY DEED**

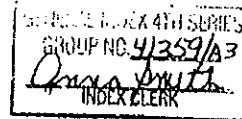
**KNOW ALL MEN BY THESE PRESENTS:**

THAT the Grantors, **KENNETH D. LAWSON AND DONNA S. LAWSON, BOTH SINGLE**, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration to them paid by **STEVEN M. SHARLEIN AND LINDA M. COMISAR**, the receipt whereof is hereby acknowledged, does hereby BARGAIN, SELL and CONVEY to the said **STEVEN M. SHARLEIN AND LINDA M. COMISAR**, as tenants in common during their natural lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described Real Estate, to-wit:

GROUP NO. 41359/A3

PID #999-99-00-958.00

Property Address: 834 Linden Avenue, Newport, Kentucky 41071



Situated in the City of Newport, Campbell County, Kentucky, to-wit:

Lot Number Twelve (12) in Block "F" of the Taylor Heirs Addition to said City. Said lot fronts thirty (30) feet on the west side of Linden Avenue, and extends back between parallel lines one hundred and fifteen (115) feet in depth to an alley.

SUBJECT to conditions, restrictions and easements of record and/or in existence.

Being the same property conveyed to the grantors herein by deed from Brenda S. Melahn, formerly known as Brenda S. Cole, and Karl Eric Melahn, her husband, dated the 10th day of November, 1994 and recorded in Deed Book No. 573 at Page 115 of the Campbell County Clerk's records at Newport, Kentucky.

The said Kenneth D. Lawson and Donna S. Lawson were divorced by Decree of Dissolution, entered in Campbell Circuit Court, Case No. 96-CI-00934, on October 15th, 1997, and are both currently single and unremarried.

ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF IS A STATEMENT IN CONFORMITY WITH K.R.S. CHAPTER 382.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said , the receipt whereof is hereby acknowledged, does hereby BARGAIN,