

CODE ENFORCEMENT BOARD
CITY OF HENDERSON, KENTUCKY

Case # 2022-00000748

CITY OF HENDERSON, KENTUCKY
Petitioner
v
Mario Wood
Respondent

**FINDINGS OF FACT, CONCLUSIONS
OF LAW AND ORDER**

This cause was presented at a public hearing before the Board on Monday, July 25, 2022, after due notice to the Respondent, and the Board having heard testimony under oath, received evidence, considered stipulations, and heard arguments, now issues its Findings of Fact, Conclusions of Law and Order, as follows:

FINDINGS OF FACT

The Respondent, Mario Wood, whose mailing address is 818 Dr. Martin Luther King, Jr. Avenue was the owner or person in charge of property located at 1214 Helm Street, Henderson, KY, when Citation #2022-00000748 was issued.

The Respondent received a citation issued by Steve Davis, Code Enforcement Officer, dated June 15, 2022 which charged the Respondent with a violation of Section 108.1.1 of the International Property Maintenance Code as adopted by the Code of Ordinances of the City of Henderson, Kentucky, described as follows:

Section 108.1.1 Unsafe Structures

An unsafe structure is one that is found to be dangerous to the life, health, structures property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

The Board finds that, based on all of the testimony and evidence presented at the hearing on July 25, 2022, and subsequent hearings on August 22, 2022 and September 26, 2022, that the condition described in the citation did exist at the time the citation was issued, the condition constitutes a violation of Section 108.1.1 of the International Property Maintenance Code as adopted by the Code of Ordinances of the City of Henderson, Kentucky, the condition continues to exist, the residential structure located on the property at 1214 Helm Street is structurally unsafe and decayed to the point it would create a hazardous condition to the safety and health of its occupants, and that the condition is the responsibility of the Respondent as owner, or person in charge, of the property on which the violation existed on the date the citation was issued.

CONCLUSIONS OF LAW

The Board concludes, based on the foregoing Findings of Fact, That Respondent, Mario Wood, has committed a violation of Section 108.1.1 of the International Property Maintenance Code as adopted by the Code of Ordinances of the City of Henderson, Kentucky, as charged in the citation, and the property at 1214 Helm Street is unsafe or unfit for human occupancy and is therefore condemned.

ORDER

Respondent, Mario Wood, is ordered to pay the civil fine imposed against the Respondent in the amount of \$200.00 for non-compliance of the stated corrective action in Citation #2022-00000748.

DONE AND ORDERED THIS 24th day of October, 2022.

CODE ENFORCEMENT BOARD OF HENDERSON, KENTUCKY

By: Alan C. Taylor
Chairman, Code Enforcement Board

I HEREBY CERTIFY that a true and correct copy of the foregoing Findings of Fact, Conclusions of law and Order has been furnished to Respondent, Mario Wood, on this the 25th day of October, 2022.

Theresa Richey
Theresa Richey, Legal Secretary