



**CODE ENFORCEMENT BOARD
CITY OF MARION, KENTUCKY**

CASE # CE25-0814422

CITY OF MARION, KENTUCKY

PETITIONER

V

THE AMERICAN DREAM, LLC

RESPONDENT

FINDINGS OF FACT, CONCLUSIONS OF LAW AND FINAL ORDER

The Respondent, The American Dream, LLC being properly notified of the violation(s) on property located at 422 S Weldon St., Marion, KY 42064, and failing to exercise his/her rights as contained in section KRS 65.8825(6), Findings of Fact, Conclusions of Law and Final Order are issued as follows:

FINDINGS OF FACT

The Respondent, The American Dream, LLC, is the owner or person in charge of the property located at 422 S. Weldon St., Marion, KY 42064.

The Respondent was issued a citation by Tanya Scholtz-Byers, Code Enforcement Officer, dated August 14, 2025 which charged the Respondent with the following violation(s) of the City of Marion, Kentucky Code of Ordinances:

91.45	Numerical street address to be displayed
92.02	Maintaining a public nuisance
92.16A	Grass/weeds over 15 inches
92.16B	Accumulation of rubbish on property

The respondent failed to respond to said citation withing seven (7) days as required by KRS 65.8825(6) and the Marion Code of Ordinances Chapter 37.17(E).

It is found that the condition described in the citation did, in fact, exist at the time the citation was issued, and that the condition was caused by the Respondent, or was the responsibility of the Respondent, as owner or person in charge of the property on which the violation occurred.

CONCLUSIONS OF LAW

It is concluded, based on the foregoing Findings of Fact, that Respondent, Michael Maness, has committed the following violation(s) of the City of Marion, Kentucky Code of Ordinances as charged in the citation:

91.45	Numerical street address to be displayed
92.02	Maintaining a public nuisance
92.16A	Grass/weeds over 15 inches
92.16B	Accumulation of rubbish on property

FINAL ORDER

It is hereby ordered that Respondent, The American Dream, LLC, shall pay \$160.00, which includes the \$125.00 civil fine set forth in the citation and a \$35.00 administrative fee no later than November 3, 2025.

It is hereby ordered by this Board that Respondent, The American Dream, LLC, shall comply with Title IX of the Code of Ordinances of Marion, Kentucky by correcting all aforementioned violations if the same continues to exist.

If Respondent, The American Dream, LLC, fails to comply with this order by the dates specified, the Respondent shall pay a fine of \$150.00 per day for each violation that continues to exist beyond the date set for compliance, subject to the maximum allowable fine for this offense.

In the event this violation has not been remedied, the City of Marion may take action to remedy the violation. If the City remedies the violation, the property owner will be charged for all expenses incurred in addition to the civil fine set forth in this Order.

If Respondent, The American Dream, LLC, fails to comply within the time specified, a certified copy of this order, together with a claim of lien, shall be recorded in the office of the county clerk, and once recorded, along with all charges and fees incurred by the City in connection with enforcement and abatement, shall constitute a lien against the property upon which the violation exists, pursuant to KRS 65.8835.

Upon complying with this order, Respondent, The American Dream, LLC, shall notify the Code Enforcement Officer for the City of Marion who shall inspect the property and notify the Code Enforcement Board of compliance.

DONE AND ORDERED THIS day of _____, _____.

CODE ENFORCEMENT BOARD
CITY OF MARION, KENTUCKY

By:

Chairman, Marion Code Enforcement Board

Attest:

Secretary, Marion Code Enforcement Board

I HEREBY CERTIFY that a true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Final Order has been mailed First Class, postage paid to The American Dream, LLC, 203 W. Gum St, Marion, KY 42064 pursuant to Chapter 37.17(E)(2) of the Marion Code of Ordinances, on this the

_____ day of _____, 2025.

Secretary/Designee