



**LEGAL NOTICE TO BE POSTED  
FOR 10 DAYS CALENDAR**

**DATE POSTED:** 3.25.25 **BY :** AG

**City of Sarasota**  
Code Compliance Division  
1575 2nd Street  
3rd Floor  
Sarasota, FL 34236  
Phone: (941) 263-6417  
Fax: (941) 954-4187

**NOTICE OF VIOLATION**

Yuriy Kovtun  
5505 Cambridge Way  
Hanover Park, IL 60133-3656

**Date:** 3/6/2025  
**Case No.** 2025-00401

**Summary:**

Our Inspection of: **1525 S Shade Ave**

Details of the alleged violation appear in this Notice of Violation. If you have any questions about the violation(s) cited or this notice, contact the Code Compliance Divisions at (941) 263-6417.

**To avoid a hearing with the Special Magistrate, and the possible imposition of fines against you and your property, you must correct these violations within 10 day(s) from receipt of this notice and call the Code Compliance inspector at (941) 263-6417 so compliance can be verified.**

Please read this entire Notice. It includes important information about your rights and responsibilities, and instructions on how to avoid incurring fines, and how to attend a code hearing to contest the alleged violation(s).

Si usted necesita ayuda con entender esta carta, por favor llame (941) 263-6417.

Dear Owner,

The Mayor and the City Commission are greatly concerned about the need to keep all houses and properties located within the City of Sarasota, Florida, in a safe, sanitary and useable condition. To promote these goals, on-site inspections are performed regularly by City Inspectors. These inspections are performed in the interest of the safety and public welfare of all citizens. This program has resulted in an inspection of the property referenced in this Notice of Violation.

YOU ARE HEREBY NOTIFIED that Case No. 2025-00401 has been opened on the property described below:

**Legal Owner:** KOVTUN YURIY,

**Property ID:** 2035070001

As a result of the inspection of the above referenced property conducted on 03/03/2025 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 2
Violation Number	Violation Date	Violation(s):
001	3/3/2025	<p><u>City Code 16-47 Accumulation of junk, rubbish, trash, and abandoned articles prohibited.</u></p> <p>It is unlawful for any person to accumulate, store or allow the accumulation or storage of any junk, rubbish, trash or abandoned articles upon any public or private real property within the city unless it is authorized in conjunction with a business lawfully operated pursuant to the zoning code of the city.</p> <p>Infraction: Junk, trash and rubbish present on the property.</p> <p>Corrective Action: Remove all junk, trash and rubbish from the property and maintain.</p>
002	3/3/2025	<p><u>Standard Housing Code 1997 Edition 305.15 Accessory Structures</u></p> <p>Garages, storage buildings and other accessory structures shall be maintained and kept in good repair and sound structural condition.</p> <p>Infraction: Fence in disrepair.</p> <p>Corrective Action: Repair, replace, or remove fence. This may require a permit. Please contact the Building Department at 941-263-6494 with permitting questions.</p>

The alleged violation(s) **shall be corrected within 10 days** from receipt of this Notice of Violation. If any of the alleged violation(s) continue(s) beyond that number of days, a hearing will be set in front of the Special Magistrate, and fines and costs could be imposed against you and your property if you are found to be in violation.

It is your responsibility to contact the Code Compliance Inspector at (941) 263-6417 when all violations have been corrected and the property has been brought into compliance. Schedule this inspection as soon as you have corrected the violation(s) in order to negate the need for a hearing and the possible imposition of costs and/or fines against you. If you correct the violation(s) within the stated time and the Code Compliance Inspector has verified that the property is in compliance, there will be no hearing and no fines or costs imposed, **except for repeat violations**.

Failure to correct the alleged violation(s), will result in the City scheduling a hearing to allow the Special Magistrate to hear the case and to enter an Order imposing the fines and costs which have accrued if a violation is found. You will receive a notice by certified mail regarding the specific date and time of the administrative hearing. You must attend the hearing, present evidence, and testify to any mitigating circumstances regarding the alleged violation. You will be liable for the costs imposed by the Special Magistrate which include costs of the investigation, prosecution and the administrative hearing should you be found guilty of the violation(s) by the Magistrate. You shall also be responsible for a one percent (1%) fee for all fines paid to fund certification and training programs.

All fines and costs imposed by the Special Magistrate's Order shall be recorded as a lien against your personal and real property and shall bear interest at the maximum rate allowed by law.

If you have any questions regarding the notice or the violations, please contact the Code Compliance Division at (941) 263-6417 between 8:00 a.m. and 5:00 p.m., Monday through Friday, or address correspondence to City of

Sarasota Code Compliance Division, 1575 2nd Street, Sarasota, Florida 34236. Our Code Compliance Inspectors are generally available between 8:00 – 9:00 a.m. and 1:00 – 2:00 p.m., Monday through Friday, to address questions/concerns. Please indicate the case number and property address on all correspondence.

Dated this 6th day of March, 2025.



Diane Kennedy  
Code Compliance Manager



Aaron Graham  
Code Compliance Inspector

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Yuriy Kovtun on this 6th day of March, 2025.



Sally Jennings  
Administrative Specialist II