From: Wyeth Akeley
To: Brooks, Amy
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com; dfmconsultingllc@gmail.com; Purvis, Donna
Subject: RE: 22-CUPPA-0312 / 23-CUP-0061
Date: Tuesday, June 20, 2023 8:46:19 AM
Attachments: image002.png
image003.png
image005.png
image006.png
23760AEFE59240E4BF1324DDC8153EAC.png
D4E7A984FD294CDA8B83F06C750773F3.png
Aeron Toney CourtNet print.pdf

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Ms. Brooks,

It was nice meeting you and your colleague this afternoon as you were placing the notice sign in the yard. In case I had not previously forwarded it to you, I attach Mr. Toney's CourtNet history, showing his rather extensive contact with authorities of various stripes – ranging from simple traffic to felony insurance fraud, and from foreclosure to domestic violence. Obviously NOT someone to trust in charge of short-term tenancies at a neighboring property. Please include this in the record for the Board's review and reference. Also, here's a couple links to media reports that mention Mr. Toney's indictment in the insurance fraud ring matter to print and include as well: 19 people indicted in insurance fraud scheme (wlky.com); Second man charged with insurance fraud after intentionally crashing U-Haul truck (wave3.com).

Thanks,

- Wyeth Akeley

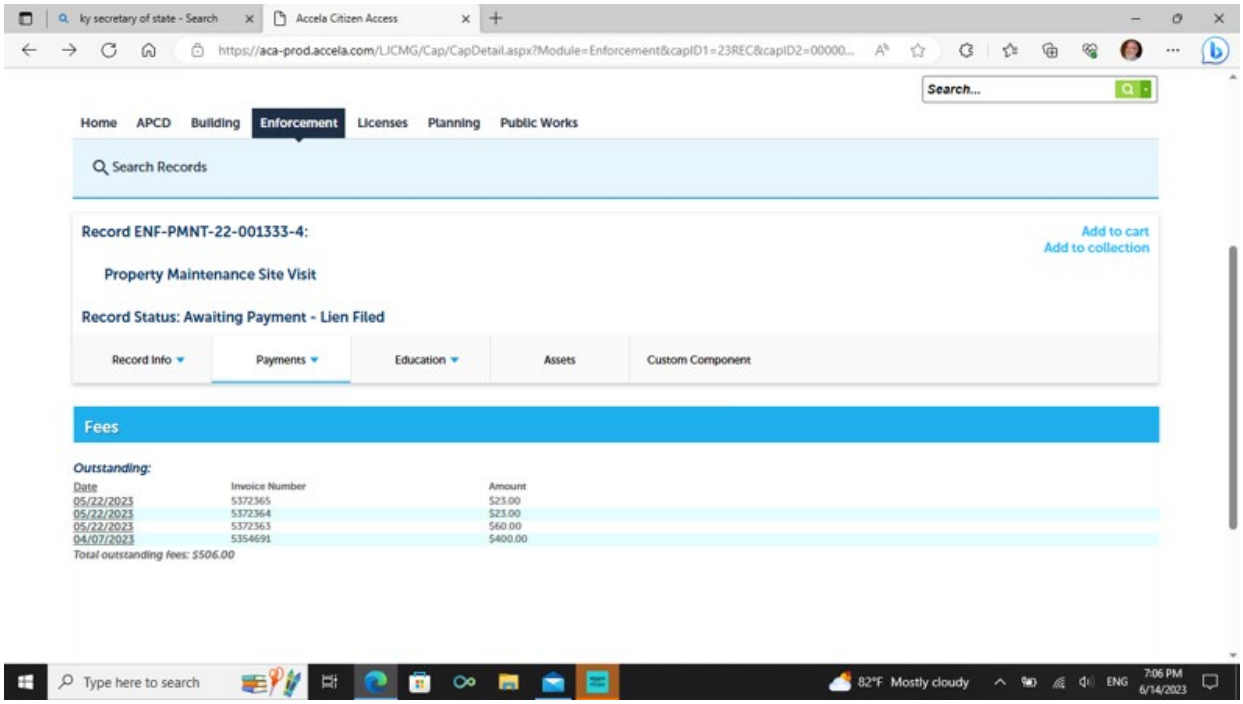
Sent from Mail for Windows

From: Wyeth Akeley
Sent: Wednesday, June 14, 2023 7:36 PM
To: Brooks, Amy
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com; dfmconsultingllc@gmail.com; Purvis, Donna
Subject: RE: 22-CUPPA-0312 / 23-CUP-0061

Ms. Brooks,

In follow-up to our e-mail exchange in January (below) regarding 125 Northwestern Parkway, I today received notice of a formal public hearing on the application for a conditional use permit for short term rental of that property. Since the meeting is scheduled for the middle of a workday, I doubt I will be able to attend in person, but please let this serve to reiterate my strong objection to the application.

First, I would note that since the "informal" January meeting, there has been no activity/maintenance at the subject property. Some windows have been left open that whole time, and many windows don't fit the openings in which they've been installed, leaving gaps that birds or vermin could exploit. The property has also been cited by the Code Enforcement Department for lack of maintenance and code violations. The issues have not been remedied, and the fines have not been paid. A lien has been filed in the Clerk's office. See below for a screen shot of the Code Enforcement fine page.



This is fully consistent with the track record of co-applicant Mr. Toney (Ms. Hite's local representative), who, as discussed before, has a long-documented history of code enforcement violations and liens on other properties he owns through various entities (not to mention his other criminal history). The last thing this neighborhood needs is another slum-lord wanna-be, ESPECIALLY if they're granted permission to parade a series of unvetted, transient, short-term tenants.

It seems inconceivable to me that the city would grant a special use permit for a property in months-long, current, and ongoing violation of city ordinances. But I am told by a real estate attorney in my office that these things typically sail through the process. I very much hope he is incorrect, and that the department will reject this application.

I have been told by more than one person that I am a fool for living in this neighborhood, and investing in improvements to my home here. If the city grants the application for a CUP by a known local bad actor and an out-of-state owner on a house two doors away from me, I guess those skeptics will be proven right. Please don't let that be the case.

I attach a couple snapshots below of the shoddy window/maintenance situation at 125, taken this evening. It's been left this way for months and months.

Please keep me apprised of your deliberations and the outcome of the proceeding.

- Wyeth Akeley
  129 Northwestern Pkwy

JW
JELD-WEN

Sent from Mail for Windows

From: Brooks, Amy
Sent: Tuesday, January 10, 2023 9:51 AM
To: Wyeth Akeley
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com
Subject: RE: 22-CUPPA-0312

Good morning,

I appreciate you taking the time to comment on the case. I will add these comments to the case file, as well, and will forward them to Board of Zoning Adjustment for their review.

If Ms. Hite decides to move forward with a formal filing, you will receive notice for the public meeting about two weeks before that meeting date. As stated before, BOZA does like to hear from the neighborhood in these cases.

Best regards,

Amy Brooks
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-8215

https://louisvilleky.gov/government/planning-design

DEVELOP LOUISVILLE
LOUISVILLE FORWARD

From: Wyeth Akeley <isseyvoo@hotmail.com>
Sent: Tuesday, January 10, 2023 9:11 AM
To: Brooks, Amy <Amy.Brooks@louisvilleky.gov>
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com
Subject: RE: 22-CUPPA-0312

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Ms. Brooks,

I attended the neighborhood meeting last night, as you suggested. While Ms. Hite seems well-meaning enough, with sentimental family attachments to these properties, she conceded that she lives in Texas, and that the short-term rental and maintenance management of both the 125 and 326 Northwestern Pkwy properties would be left to Aeron Toney, the co-applicant with the 12-page CourtNet record, multiple liens and foreclosure actions on his other properties, etc. Since the best predictor of future behavior is past behavior, this arrangement does not inspire confidence, to say the least.

My opposition to the CUP remains unchanged.

Sent from Mail for Windows

From: Brooks, Amy
Sent: Wednesday, January 4, 2023 11:36 AM
To: Wyeth Akeley
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com
Subject: RE: 22-CUPPA-0312

Good morning,

I will pass these comments along to the Board as well. It becomes part of the case file, but I definitely urge you and other concerned citizens to attend the neighborhood meeting. If the applicant files a formal application to operate a short term rental, I encourage you to attend the public meeting if your concerns were not alleviated by the neighborhood meeting.

The Board takes comments and concerns from the neighborhood very seriously when voting on whether to grant a conditional use permit.

Sincerely,

Amy Brooks
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-8215

https://louisvilleky.gov/government/planning-design

DEVELOP LOUISVILLE
LOUISVILLE FORWARD

From: Wyeth Akeley <isseyvoo@hotmail.com>
Sent: Tuesday, January 3, 2023 5:51 PM
To: Brooks, Amy <Amy.Brooks@louisvilleky.gov>
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com
Subject: RE: 22-CUPPA-0312

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I've spent a good chunk of the day trying to research her co-applicant, Aeron Toney. And unless there are multiple people of that name involved in local real estate, he has a quite a history of flouting both rules and law. CourtNet shows a history of drug arrest, insurance fraud, domestic violence, foreclosure proceedings, collection actions, etc., not to mention federal and state tax liens and city code enforcement liens on his property revealed by a search of Jefferson County Clerk's records. He has at least five different LLCs (three of which are no longer in good standing), and the tangle of addresses for them in the various property deeds is too complex to list. Suffice it to say, this fellow appears HIGHLY suspect. He also appears to be related to Terron Toney, the principal of the LLC that sold the property to Ms. Hite's LLC for 50 cents. The whole thing smells to high heaven. The more I uncover, the more firmly convinced I am that this application should be denied.

Sent from Mail for Windows

From: Brooks, Amy
Sent: Tuesday, January 3, 2023 5:38 PM
To: Wyeth Akeley
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com
Subject: RE: 22-CUPPA-0312

Good evening,

Thank you so much for taking time to comment on the conditional use permit case. Ms. Hite is applying for a conditional use permit to operate a short term rental that is not the primary residence of the host in a single family zoning. District. A short term rental is defined as a dwelling unit that is rented for 29 consecutive days or less. They are often advertised on online platforms such as AirBnb.

I will add your comment to the case file and forward it along to the Board of Zoning Adjustment.

I will not be at the pre-application meeting. That is conducted and moderated by the applicant. I would encourage you to attend and ask questions. A neighborhood meeting is a time for the applicant to explain her proposal and how she will mitigate the short term rental impact on the neighborhood.

Thank you,

Amy Brooks

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DEVELOP LOUISVILLE
LOUISVILLE FORWARD

From: Wyeth Akeley <isseyvoo@hotmail.com>
Sent: Tuesday, January 3, 2023 11:02 AM
To: Brooks, Amy <Amy.Brooks@louisvilleky.gov>
Cc: amanda.miah10@gmail.com; golfpiggy@msn.com
Subject: 22-CUPPA-0312

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Ms. Brooks,

To my dismay, I last week rec'd notice that the owner of 125 Northwestern Parkway (2 doors away from me) is seeking a Conditional Use Permit to turn the place into a short-term rental. I would ask that you and your department give this application serious scrutiny and view it with skepticism. I attach an e-mail I sent to my councilwoman on the subject, along with two deeds, the second of which is quite odd (valuing 125 Northwestern at only 50 cents!), and has an address for the property owner that contradicts that in the application. Will you be attending the neighborhood meeting noticed for Jan 9? The 100 block of Northwestern Parkway is a neighborhood of long-term residents, a mixture of seniors and families. People keep reasonable hours and are respectful of their neighbors. The houses are very close together, and the neighborhood would be easily disrupted by a property inhabited by a stream of transients, whether they be tourists, "boarders" or whatever the case may be. Based on my conversations with several neighbors, there is unanimity in our opposition to this permit request.

Sincerely,

- Wyeth Akeley
  129 Northwestern Pkwy

Sent from Mail for Windows

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