

#13663

Warranty Deed

THIS DEED, made this **22nd day of June 2022**, by and between **Keeley Hilaire Voor, unmarried**, whose address is 1814 E Oak St., New Albany, IN 47150, Party of the First Part, and **Dynamic Homes, LLC, a Kentucky Limited Liability Company**, whose address is P.O. Box 829, Mt. Washington, KY 40047, Party of the Second Part;

MAIL TAX BILL TO: P.O. Box 829, Mt. Washington, KY 40047

WITNESSETH: That for a valuable consideration in the amount of **Two Hundred Thirty-Two Thousand Five Hundred Dollars and Zero Cents (\$232,500.00)**, the receipt of which is hereby acknowledged, the Party of the First Part hereby conveys unto the Party of the Second Part, in fee simple, with covenant of **General Warranty**, the following described property located in Jefferson County, Kentucky, to-wit:

1627 Richmond Dr., Louisville, KY 40205

Being Lot 7, Block 1, GERLACH SUBDIVISION, as shown by plat recorded in Plat and Subdivision Book 1, Page 174, in the office of the Clerk of the County Court of Jefferson County, Kentucky.

BEING the same property acquired by Keeley Hilaire Voor, unmarried, by Deed dated March 25, 2022, of record in Deed Book 12322, Page 72, in the office of the Clerk of Jefferson County, Kentucky.

The Parties hereto state the consideration reflected in this Deed is the full consideration paid for the property. The grantee joins this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

The Party of the First Part further covenants lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2022 which taxes shall be prorated between the Parties as of the date hereof, and all subsequent taxes which the Party of the Second Part does hereby assumes and agrees to pay.

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IN TESTIMONY WHEREOF, WITNESS the signatures of the Party of the First Part and the Party of the Second Part.

Dynamic Homes, LLC

By: Michael Hiter, Authorized Agent

Keeley Hilaire Voor

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

I hereby certify that the foregoing deed and consideration statement was signed, sworn to and acknowledged before me this 22nd day of June 2022, by Keeley Hilaire Voor, unmarried, Party of the First Part and by Michael Hiter as Authorized Agent for and on behalf of Dynamic Homes, LLC, a Kentucky Limited Liability Company, Party of the Second Part.

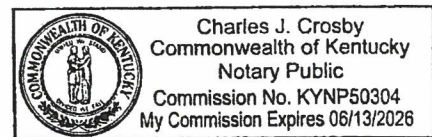
My Commission Expires: 06/13/2026

NOTARY PUBLIC, Charles J. Crosby
KENTUCKY, STATE AT LARGE
NOTARY ID #KYNP50304

THIS INSTRUMENT PREPARED BY:

Crosby Law Offices, PSC

Charles J. Crosby
Attorney at Law
2303 Hurstbourne Village Drive
Suite 700
Louisville, Kentucky 40299
502-499-6360



File # 13663
Return to Preparer

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22-COP-0761

Legal description from deed:

1627 Richmond Dr Louisville, KY 40205 Jefferson Co.

Being Lot 7 Block 1 Gerlach Subdivision as shown by plat recorded in plat and subdivision book 1 page 174 in the office of the clerk of the county court of Jefferson Co, Kentucky.

Being the same property acquired by Keeley Hilaire Voor, unmarried, by Deed dated March 25, 2022 of record in deed book 12322 page 72 in the office of the Clerk of the Jefferson County, Kentucky

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Dynamic Homes, LLC
191 Knights Court
Taylorsville, KY 40071

Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

July 14, 2022

Re: Conditional Use Permit Pre-application letter for 1627 Richmond Dr Louisville, KY 40205

To Metro Development and Planning:

My husband and I remodel homes to sell or to rent. We love the process of bringing neglected properties back to life and have many years of experience doing just that. My company Dynamic Homes, LLC wishes to apply for a conditional use permit for the above mentioned property. We are currently remodeling this property and expect the work to be done in about 4 weeks. This was once an eye sore and a blemish on the street. We have added value to our property with the improvements that have been made and those nearby will benefit as well. We would like the opportunity to offer this property as a short-term rental so that others can come and stay to enjoy everything our great city has to offer.

Sincerely,

Linda Hiter

Linda Hiter
Dynamic Homes, LLC

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- 1 SFR - 4bed 2.5ba
- All will be used
as STR
- Property is being renovated

LOU metro Rev Comm
Tax ID: 1012-757893
Transient
Room Acct ID: 101275-7894

22-CUP-0261



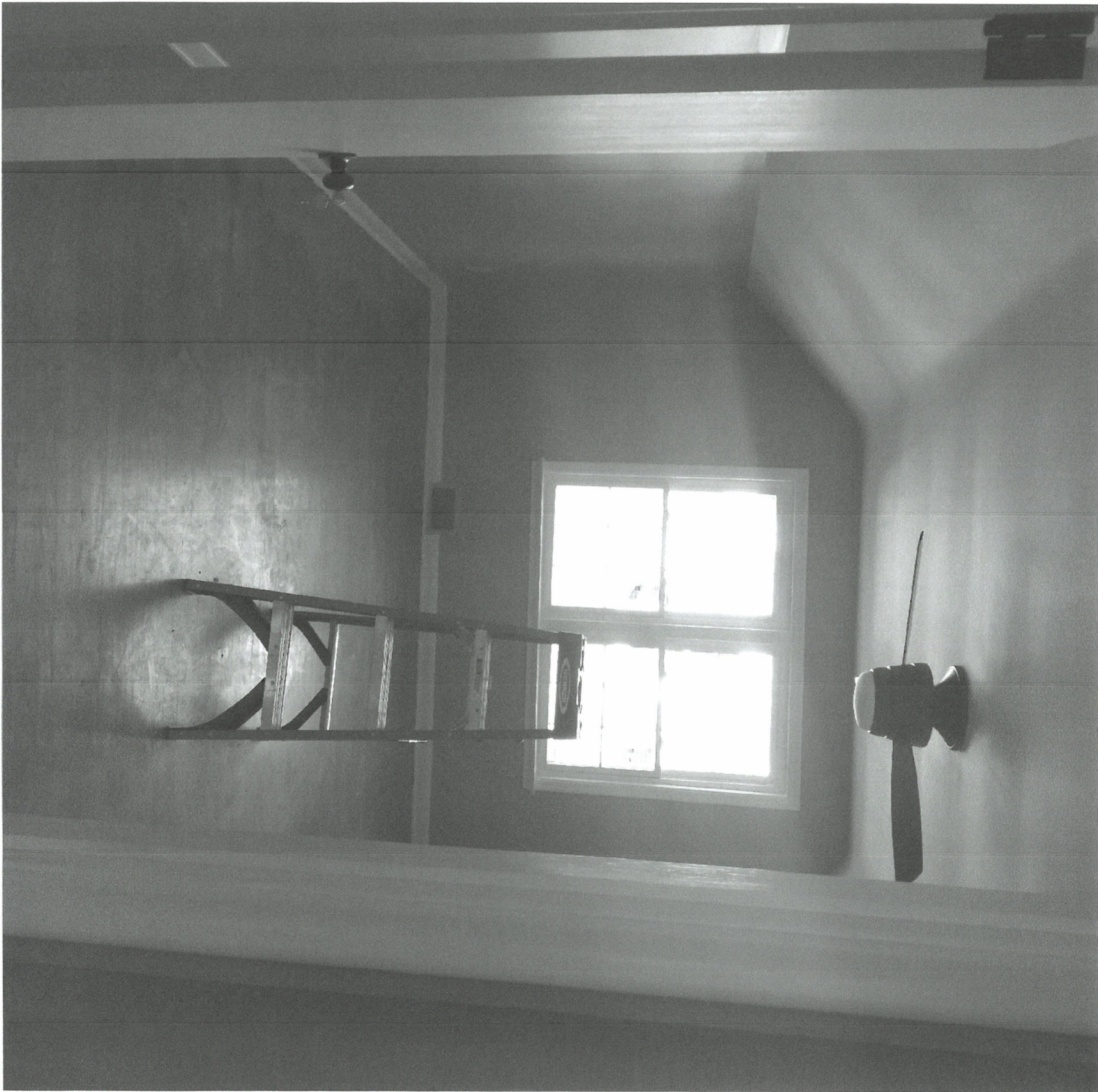
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Bed 1

22-CUP-0261



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Bed 2

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Box 3

22-CUP-0261



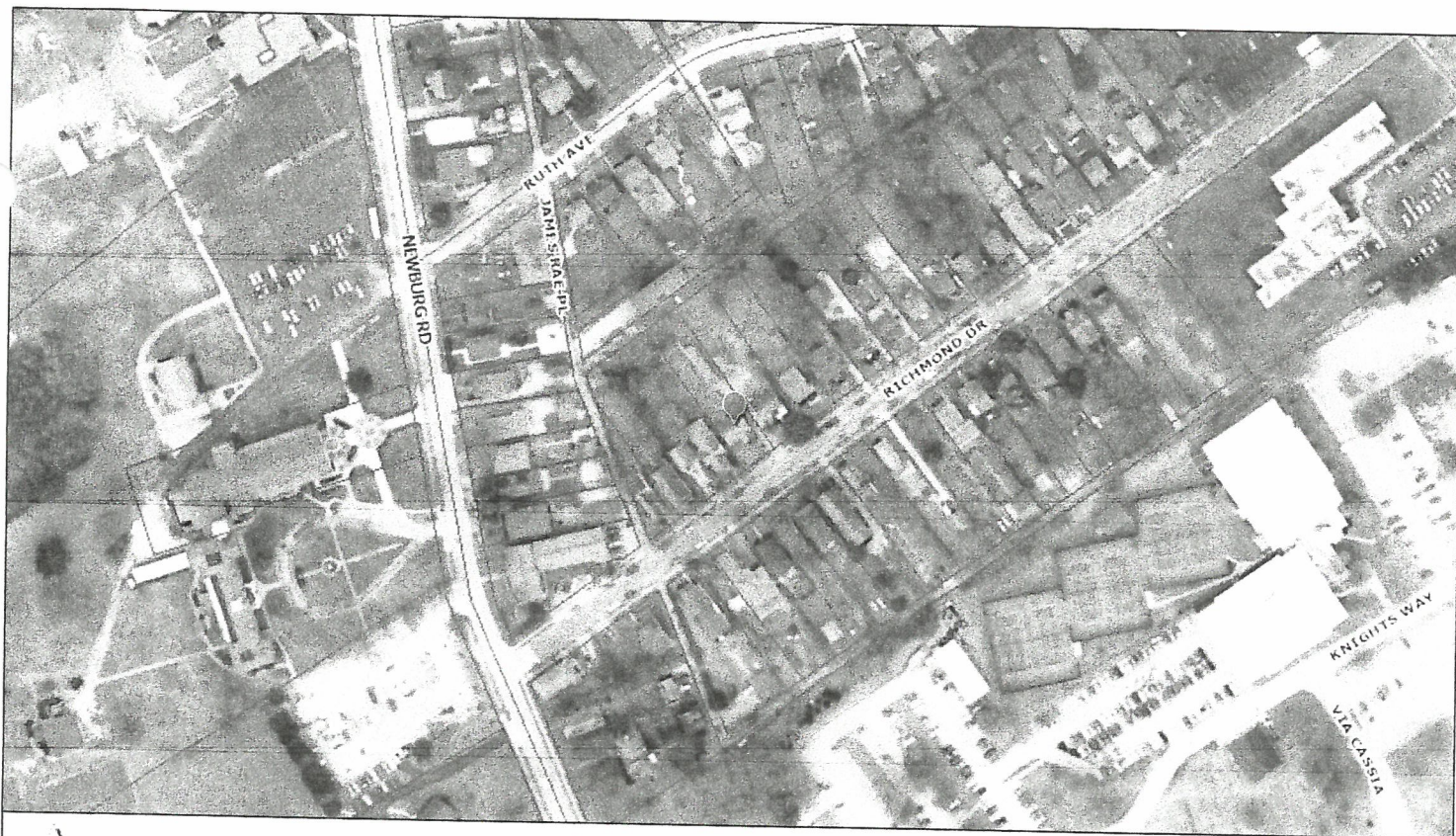
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Bed 4

22-CUP-0261



1627 Richmond Drive

7/14/2022, 12:47:40 PM



LOJIC

Louisville Metro, MSD, LWC & PVA © 2022
This map is not a legal document and should only be used
for general reference and identification.

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22-CUP-0261

8/23/22

To Whom It May Concern:

A Conditional Use Permit to use 1627 Richmond Dr Louisville, KY 40205 as a short-term rental was filed with the department of Louisville Metro Planning and Design services on 7-14-2021.

Summary: The right to use the property in the capacity of short-term rental.

ADDRESS: 1627 Richmond Dr

CASE #: 22-CUPPA-0191

PDS CASE MANAGER: Chris French

PDS CASE CONTACT PHONE: 502-574-5256

PDS CASE CONTACT EMAIL: Christopher.French@louisvilleky.gov

ZONING: Residential R5

COUNCIL DISTRICT: 8

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer.

The meeting to discuss this development proposal will be held on:

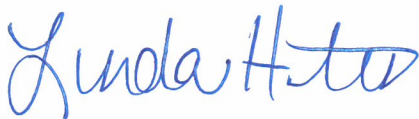
Tuesday September 6th, 2022 at 6:00 PM

1627 Richmond Dr.

Louisville, KY 40205

If you would like to view the case file, please contact Louisville Metro Planning & Design Services at: Metro Development Center 444 S. Fifth Street, 3rd Floor Louisville, Kentucky 40202 502-574-6230.

Warm Regards,



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Michael & Linda Hiter

dynamichomesky@gmail.com

502-298-9479

22-CUP-0261

ADJOINING PROPERTY ADDRESSES

1st Tier

Parcel ID	Property Address		Unit
076E00560000	1911	JAMES RAE	PL
076E00430000	1629	RICHMOND	DR
076E00450000	1625	RICHMOND	DR
076E00120000	1628	RICHMOND	DR
076E00110000	1626	RICHMOND	DR
076E00100000	1624	RICHMOND	DR

2nd Tier

Parcel ID	Property Address		Unit
076E00600000	1622	RUTH	AVE
079J00010000	2000	NORRIS	PL
076E00610000	1624	RUTH	AVE
076E00780000	1620	RUTH	AVE
076E00570000	1616	RUTH	AVE
076E00540000	1909	NEWBURG	RD
076E00530000	1911	NEWBURG	RD
076E00470000	1621	RICHMOND	DR
076E00130000	1638	RICHMOND	DR
076E00090000	1622	RICHMOND	DR
076E00080000	1620	RICHMOND	DR
076E00590000	1618	RUTH	AVE
076E00420000	1631	RICHMOND	DR
076E00620000	1626	RUTH	AVE

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➡ The applicant is responsible for finding property owner addresses. These can be found using the following resources:

<https://aca-prod.accela.com/ljcmg/Default.aspx>

<https://www.govtechtaxpro.com/parceldetail.php?idCounty=18056>

<https://jeffersonpva.ky.gov/property-search/>

11627 Richmond Dr Louisville KY 40205

11627 Richmond Dr Louisville KY 40205

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22-CJP-0261

Summary of neighborhood meeting:

We held a meeting at 1627 Richmond Dr. Louisville, KY 40205 on September 6th 2022 from 6-8 pm.

Angie Walsh attended the meeting. She lives next door at 1629 Richmond Dr. She wasn't really familiar with AirBNB. We explained to her how we will operate a short term rental. We care about our properties and invest a lot into them. We assured her that guests will not disturb her. Her main concern was parking because there is a shared driveway.

Kyle Bragg attended the meeting. He lives behind our property at 1616 Ruth Ave. He didn't have any questions about AirBNB's. He came to let us know that an area of grass behind our garage wasn't being mowed. We assured him this was an oversight that will be corrected immediately.

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