

**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:** Wednesday, June 14, 2023 7:36:56 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[23760AFFE59240E48F1324DDC8153EAC.png](#)  
[D4E7A984FD294CDA8B83F06C750773F3.png](#)

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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.

The screenshot shows the Accela Citizen Access website interface. The top navigation bar includes links for Home, APCD, Building, Enforcement (selected), Licenses, Planning, and Public Works. A search bar is located on the right. The main content area displays a record for 'Property Maintenance Site Visit' with the record ID 'ENF-PMNT-22-001333-4'. The record status is 'Awaiting Payment - Lien Filed'. Below the record information, there is a table of outstanding fees.

| Date       | Invoice Number | Amount   |
|------------|----------------|----------|
| 05/22/2023 | 5372365        | \$23.00  |
| 05/22/2023 | 5372364        | \$23.00  |
| 05/22/2023 | 5372363        | \$60.00  |
| 04/07/2023 | 5354691        | \$400.00 |

Total outstanding fees: \$506.00

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













Sent from [Mail](#) for Windows

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**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

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Department of Develop Louisville

*LOUISVILLE FORWARD*

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**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.

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**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**

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**From:** Wyeth Akeley <[isseyvoo@hotmail.com](mailto:isseyvoo@hotmail.com)>  
**Sent:** Tuesday, January 3, 2023 5:51 PM  
**To:** Brooks, Amy <[Amy.Brooks@louisvilleky.gov](mailto:Amy.Brooks@louisvilleky.gov)>  
**Cc:** [amanda.miah10@gmail.com](mailto:amanda.miah10@gmail.com); [golfpiggy@msn.com](mailto: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.

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**From:** [Brooks, Amy](#)  
**Sent:** Tuesday, January 3, 2023 5:38 PM  
**To:** [Wyeth Akeley](#)  
**Cc:** [amanda.miah10@gmail.com](mailto:amanda.miah10@gmail.com); [golfpiggy@msn.com](mailto: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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**From:** Wyeth Akeley <[jsseyvoo@hotmail.com](mailto:jsseyvoo@hotmail.com)>  
**Sent:** Tuesday, January 3, 2023 11:02 AM  
**To:** Brooks, Amy <[Amy.Brooks@louisvilleky.gov](mailto:Amy.Brooks@louisvilleky.gov)>  
**Cc:** [amanda.miah10@gmail.com](mailto:amanda.miah10@gmail.com); [golfpiggy@msn.com](mailto: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

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