Vacant Property Review Commission

April 29, 2021 - 10:00 a.m.
Virtual Meeting via Zoom

1. Approval of Summary – March 1, 2021

2. Discussion of Appeal Hearing Process

3. Appeal Hearings:
   a. 126 Wilton Ave.
   b. 199 Eddie St.
   c. 220 Westwood Ct.
   d. 223 Race St.
   e. 522 Merino St.
   f. 532 E. Loudon Ave.
   g. 664 Elm Tree Ln.
   h. 1657 Maywick View Ln.
   i. 1665 Maywick View Ln.
   j. 2032 Heather Way
   k. 2456 Butternut Hill Ct.
   l. 6367 Athens Boonesboro Rd.

4. Other Business
The mission of the Vacant Property Review Commission (VPRC) is to return vacant, abandoned, or blighted properties to their most productive use, utilizing all available tools, and leveraging both public and private resources.

**Appeal Hearing Process**

**Background Information**

In December 2020, the Vacant Property Review Commission certified a list of properties which meet the criteria to be considered “Abandoned Urban Property”. Properties which meet these criteria are subject to an additional property tax.

The purpose of the Vacant Property Review Commission appeal hearing is to provide property owners the opportunity to contest this determination by demonstrating that their property did not meet the following criteria during calendar year 2020:

The property has been vacant or unimproved for a period of at least one year, and:

1. Because it is dilapidated, unsanitary, unsafe, vermin infested, or otherwise dangerous to the safety of persons, it is unfit for its intended use; or

2. By reason of neglect or lack of maintenance has become a place for the accumulation of trash and debris, or has become infested with rodents or other vermin.

**Hearing Process**

The hearing for each property will consist of:

1. **Staff Presentation (Approximately 5 minutes):** Staff will review Code Enforcement information, inspection information, and other applicable information regarding the property.

2. **Owner Presentation (Approximately 5 Minutes):** Property owners, or their representatives, will be given an opportunity to present testimony and evidence that their property did not meet the criteria to be classified as “Abandoned Urban Property” as of January 1, 2020.

3. **Questions and Discussion:** The Commission will ask questions of staff and the owners and representatives in order to determine if the property met the criteria for “Abandoned Urban Property” as of January 1, 2021.

**Hearing Decision**

The Commission may choose to uphold the determination that the property met the criteria as of January 1, 2021, or decide that it did not meet the criteria.
The property owner will be notified of the decision by Certified Mail. This is a final decision and is appealable to Fayette Circuit Court.
Meeting called to order at 10:03 A.M.

1. Joshua Carter requested a Motion to approve the summary for December 20, 2020.

   **Motion by Art Crosby, seconded by Joshua Carter, to approve the summary for December 20, 2020. Approved unanimously.**

2. Commission members discussed how they wanted to proceed with regards to appeals for 2020 calendar year received due to Covid-19 pandemic. Commission members decided to grant appeals to all property owners who submitted an appeal due to the difficulties that 2020 presented due to the ongoing pandemic.

   **Motion by Art Crosby, seconded by Bob Rouse to adjourn. Approved unanimously.**

Meeting adjourned at 10:15 A.M.

Video Available: Yes

Prepared By: Koyuki King
Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 1/26/21
Address of Property: 28 Wilton Ave.
Contact Person: Wayne Miles
Address: 414 Northridge Dr.
City: Leff State: KY Zip: 40505
Phone: 859-232-3830 Email: 

I am submitting this appeal as:

☐ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: 11/2020

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.
☒ This property was unfit for its intended use during calendar year 2020.
☐ This property was not a place for the accumulation of trash and debris during calendar year 2020.
☐ This property was not vermin infested during calendar year 2020.
☐ Other: We purchased this home from Comm. Sales it was abandoned by the previous owner. It is in the process of being renovated.

Ch. 7 - Sec. 7, 39 - Defined

Any vacant structure or vacant or unimproved lot or parcel of ground in the Urban Service Area or in any residential neighborhood outside of the Urban Service Area which has been vacant for a period of at least one year.

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:

- Have not had the house fixed since 2020.
- Cleaned inside and outside yard of debris - ordered dumpsters.
- Mowed grass and cleared front and back yards.
- New roof installed 1/20 - flashing fixed leaks.
- New floor in kitchen area.

This is not a full list of improvements since Nov. 2020.

Please submit this form to:

Koyuki King
Division of Code Enforcement
101 E Vine St, Suite 500
Lexington, KY 40507
Kking2@lexingtonky.gov
859.425.2179
Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 2/22/21
Address of Property: 199 Eddie St, 40508
Contact Person: Adam Ramirez
Address: 528 Townsend Ridge
City: Lexington
State: Ky
Zip: 40514
Phone: 859-457-8813
Email: rynde876@live.com

I am submitting this appeal as:

☑ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: 2005 not sure

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.
☐ This property was not unfit for its intended use during calendar year 2020.
☐ This property was not a place for the accumulation of trash and debris during calendar year 2020.
☐ This property was not vermin infested during calendar year 2020.
☑ Other: I'm working on it and will have it done in July or August with someone relative living in it.

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:

________________________________________________________________________
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Please submit this form to:

Koyuki King
Division of Code Enforcement
101 E Vine St, Suite 500
Lexington, KY 40507
Kking2@lexingtonky.gov
859.425.2179
[EXTERNAL] Use caution before clicking links and/or opening attachments.

Lexington
Vacant Property Review Commission
Appeal Form

Date of Appeal: February 22, 2021

Address of Property: 220 Westwood Ct

Contact Person: Steve Olshewsky

Address: 1209 Medellin Ct

Lexington, KY 40502

(484) 326-1954  Email: steveolshewsky@yahoo.com

I am submitting this appeal as:

✓ Property Owner

Date of Purchase of Property: April 12, 1996

✓ This property was occupied during calendar year 2020.

✓ This property was not unfit for its intended use during calendar year 2020.

✓ This property was not a place for the accumulation of trash or debris during calendar year 2020.

✓ This property was not vermin infested during calendar year 2020.

✓ Other -- Covid

Please provide any additional comments regarding your appeal below:

Appreciate the acceptance of this timely filed appeal via email as the snow conditions have made to hand delivery of any handwritten documents untenable.

1a) This property was occupied for some brief time during calendar year 2020 even though it is not occupied now, has not been occupied at least since Covid, and will not be occupied again until the end of Covid.

1b) This property has been improved during calendar year 2020.

1c) This property is being converted to residential rental requiring additional improvements, and hindered by Covid as it the market in general, especially in the student ghetto.

2) This property was not unfit for its intended use during calendar year 2020. There is no "dilapidation" as the word is defined (by Merriam-Webster)
to suggest "ruin especially through neglect or misuse." Not in ruin according to city inspectors who met me at the property to suggest minimal attention, and to talk me out of plans to replace the building with a structure of greater rental potential. Not neglected as improvements and other efforts were made related to the suggestions of city officials -- even if another flaw was later cited, or if the improvements were not perfectly conforming. As an example, a single piece if aluminum siding slipping loose sometime after all pieces were secured does not make a house uninhabitable (or in ruins, or even neglected), nor is an exterior spot of mold out of reach or out of sight while most exterior mold spots were remediated a sign of ruin or even neglect.

3) This property was not a place for the accumulation of trash or debris during calendar year 2020. Quite the contrary, there is no trash or debris. Any trash or debris is cleaned up. This is an especially remarkable fact in light of the fact that the student ghetto has abnormally high transient and commuter foot traffic as well as parties at all hours contributing to constant littering. The neighbors have certainly contributed to the efforts of preventing this property from being a place for the accumulation of trash or debris during calendar year 2020.

4) This property was not vermin infested during calendar year 2020. I have set traps, and used other methods to eradicate and prevent any infestation. So far, there is no indication that vermin are a problem.

Additionally, My understanding from talking to city officials is that a chip, or missing crack of a small widow in the back of the attic supports the city's claim of abandonment. At less than an inch, this has not been bothersome, and certainly not a barrier to habitation or rental. The attic is unfinished, and not part of the living area of the house.

Section 7-41 Determination of abandoned property.
"The vacant property review commission shall each year determine which properties are abandoned urban properties, based upon referrals provided to it by the division of code enforcement ..."
This casts a pall upon the entire process where the division of code enforcement can use this threat of an Ad Valorem Tax as leverage in a case like this. This property was the subject of a lawsuit filed against the division of code enforcement in Federal Court but the division of code enforcement claimed they are not subject to that jurisdiction. The case was refiled in Small Claims Court but the division of code enforcement argued it should be heard in the District Court. It was heard in the District Court where the division of code enforcement argued it should be refiled in the Circuit Court. Then the division of code enforcement rendered that moot in a secret procedural conference. Now this initiated by the division of code enforcement.

Section 7-42 Taxation of abandoned property.
Contemplating that a property might "otherwise returns to productive use," the property has been broadly seeded with a rare (and superlur) ground covering both evidencing an aspect of the improvements (not ruin), effort (not neglect), and productive use commensurate with Covid restrictions.

Again, appreciate you receiving this timely filed, written appeal via email.

Thanks,

Steve
Lexington

Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission’s classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: ________________

Address of Property: 223 Race St, Lex, KY 40508

Contact Person: Abed Al Qader Shalash

Address: 1329 Gray Hawk Rd, 3

City: Lex State: KY Zip: 40502

Phone: 859-587-2222 Email: shalash_abed@yahoo.com

I am submitting this appeal as:

☐ Property Owner

☐ Representative of Property Owner

Date of Purchase of Property: 10/28/19

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.

☐ This property was not unfit for its intended use during calendar year 2020.

☒ This property was not a place for the accumulation of trash and debris during calendar year 2020.

☐ This property was not vermin infested during calendar year 2020.

☒ Other: f m to h r w e a t h e r to w a r m u p t o d o

Some landscaping.

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:


Please submit this form to:

Koyuki King
Division of Code Enforcement
101 E Vine St, Suite 500
Lexington, KY 40507
Kking2@lexingtonky.gov
859.425.2179
Lexington

Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 1/5/2021
Address of Property: 20 Marlonee, 522 Merino St, Lex KY
Contact Person: India Green
Address: 120 Marlonee CT apt 100 Frankfort KY 40601
City: Frankfort State: KY Zip: 40601
Phone: (65) 412-9836 Email: indiagreen@gmail.com

I am submitting this appeal as:

☑ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: Family home

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.
☐ This property was not unfit for its intended use during calendar year 2020.
☐ This property was not a place for the accumulation of trash and debris during calendar year 2020.
☐ This property was not vermin infested during calendar year 2020.
☐ Other up too code

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:


Please submit this form to:

Koyuki King
Division of Code Enforcement
101 E Vine St, Suite 500
Lexington, KY 40507
KKing2@lexingtonky.gov
859.425.2179
LEXINGTON

Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 2/3/21
Address of Property: 532 E Loudon
Contact Person: Doug Ball
Address: PO Box 1541
City: Lex State: KY Zip: 40508
Phone: 859-390-0330 Email: jdball@qxe.net

I am submitting this appeal as:

☐ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: 10/7/2020

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.
☐ This property was not unfit for its intended use during calendar year 2020.
☐ This property was not a place for the accumulation of trash and debris during calendar year 2020.
☐ This property was not vermin infested during calendar year 2020.
☐ Other

This property is currently being renovated permits issued 11/23/20

Thank You

J.D. Ball 2/3/21

Continued on back of page.
January 22, 2021

BALL JOHN DOUGLAS
284 PLEASANT POINT DR
LEXINGTON, KY 40517

Po box 1541
40588

Dear Property Owner,

The property you own at 532 E LOUDON AVE (Parcel Number 11582600) has been classified as abandoned urban property by the Vacant Property Review Commission, pursuant to Chapter 7 of the Lexington-Fayette Urban County Government Code of Ordinances.

This determination has been made based on evidence that the property has been vacant or unimproved for a period of at least one year, and:

Because it is dilapidated, unsanitary, unsafe, vermin infested, or otherwise dangerous to the safety of persons, it is unfit for its intended use; or

By reason of neglect or lack of maintenance has become a place for the accumulation of trash and debris, or has become infested with rodents or other vermin.

Properties which are classified as abandoned urban property are subject to additional property tax at the rate of $1 per $100 of value. As an example, a property valued at $100,000 would be subject to an additional property tax of $1,000 per year.

Under local ordinance and state law, you may appeal this determination on the basis that your property is incorrectly classified, meaning it did not meet the criteria listed above as of January 1, 2021.

In order to appeal this determination, mail the attached form to the contact information below.

Appeals must be received in writing by February 22, 2021.

A separate form must be filled out for each property.

Appeals must be submitted using the attached form. Phone calls, letters, and other documents will not be accepted.

If you have any questions regarding this notice please contact:

Koyuki King
Division of Code Enforcement
101 East Vine St., 5th Floor
Lexington, KY 40507
Kking2@lexingtonky.gov
(859) 425-2179
BUILDING PERMIT

Permit Number: BLD-RREM-20-00424
Issue Date: 11/23/2020
Permit Type: Residential Remodel
Project Location: 532 E LOUDON AVE, LEXINGTON, KY 40505

Issued To: THE DRAFTING BOARD, LLC
1049 Kiawah Drive, LEXINGTON, KY 40515

Property Owner: Ball John Douglas
284 PLEASANT POINT DR, LEXINGTON, KY 40517

Description of Work:

Special Instructions and/or Conditions:

1. ZONE R-3 (Infill)
   40 Lot Width
   5' Side Yard
   20% Lot Length Rear Yard
   ----
   - Smoke and carbon monoxide alarms shall be upgraded throughout in compliance with the 2018 Kentucky Residential Code.
   - Failure of this office to note all violations during the review of plans and specifications does not relieve the builder and/or installation contractor of the responsibility for complying with all applicable codes and regulations.
   - Contractor/Owner is responsible for calling the Division of Building Inspection 859.258.3770 for footing, framing, specialty, and final inspections.

This building permit shall be kept on the site of the work until the completion of the project

An Approved Set of Plans is On File at the Division of Building Inspection
101 E. Vine St., Second Floor, Lexington, KY 40507
And Must be Maintained at the Job Site Throughout the Construction Project
BUILDING PERMIT

Lexington Fayette
Urban County
Government

Permit Number: BLD-RADD-20-00677
Issue Date: 11/23/2020
Permit Type: Residential Additions
Project Location: 532 E LOUDON AVE, LEXINGTON, KY 40505

Issued To: THE DRAFTING BOARD, LLC
1049 Kiawah Drive, LEXINGTON, KY 40515

Property Owner: Ball John Douglas
284 PLEASANT POINT DR, LEXINGTON, KY 40517

Description of Work:

Special Instructions and/or Conditions:

1. ZONE R-3 (Infill)
   40 Lot Width
   5' Side Yard
   20% Lot Length Rear Yard

---
- Smoke and carbon monoxide alarms shall be upgraded throughout in compliance with the 2018 Kentucky Residential Code.
- Failure of this office to note all violations during the review of plans and specifications does not relieve the builder and/or installation contractor of the responsibility for complying with all applicable codes and regulations.
- Contractor/Owner is responsible for calling the Division of Building Inspection 859.258.3770 for footing, framing, specialty, and final inspections.

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This building permit shall be kept on the site of the work until the completion of the project

An Approved Set of Plans is On File at the Division of Building Inspection
101 E. Vine St., Second Floor, Lexington, KY 40507
And Must be Maintained at the Job Site Throughout the Construction Project
Summary

Parcel Number: 11582600
Location Address: 532 E LOUDON AVE
LEXINGTON KY 40505
Tax District: District 01
Tax Rate: 1.2777
Acres: 0.1194
Legal Description: R - RESIDENTIAL
Property Class: 022 - THE MEADOWS
PVA Neighborhood: (510) R - SINGLE FAMILY DWELLING, PLATTED LOT
Land Use Code: USA/RSA Map: 25
Map Block: 045
Lot: 200
Subdivision: Map Scale: LFUCG Zoning: R-3 - PLANNED NHBHD RESIDENTIAL
Cabinet/Sliding: Deeded SqFt: 5,200
ND-1 Zone: Frontage / Out of: 40/
Overlay: PDR: Block:

Owner

BALL JOHN DOUGLAS
P O BOX 1541
LEXINGTON KY 40588
January 1, 2021 Owner
BALL JOHN DOUGLAS

Residential Improvement Information

Card: 1
Stories: 1
Exterior Wall: ALUM/VINYL
Style: Single Family
Year Built: 1915
Res Sq Ft: 880
Basement: NONE
Total Bdrm Sqft: 0
Finished Bsmnt Sqft: 216
Garage Sqft: 0
Garage Type: DETACHED
Total Rooms: 0
Bedrooms: 2

Accessory Information

Card 1
Description: FRAME OR CB DETACHED GARAGE
Year Built: 1915
Size: 12 x 18
Area: 216
Grade: C - AVERAGE
## Comparable Sales List

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>13811900</td>
<td>630 EMERSON DR</td>
</tr>
<tr>
<td>10297700</td>
<td>563 EMERSON DR</td>
</tr>
<tr>
<td>126209450</td>
<td>1007 CARNEAL RD</td>
</tr>
<tr>
<td>12898400</td>
<td>680 GAY PL</td>
</tr>
<tr>
<td>137702900</td>
<td>1038 MARCELLUS DR</td>
</tr>
</tbody>
</table>

## Sales

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sales Validity</th>
<th>Owner</th>
<th>Previous Owner</th>
<th>Recording</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/7/2020</td>
<td>$76,000</td>
<td>3789</td>
<td>616</td>
<td>ARMS LENGTH TRANSACTION</td>
<td>BALL JOHN DOUGLAS</td>
<td>DAH INVESTMENTS LLC</td>
<td>3789 616</td>
</tr>
<tr>
<td>7/30/2020</td>
<td>$34,700</td>
<td>3771</td>
<td>274</td>
<td>LESS THAN $40,000 CONSIDERATION</td>
<td>DAH INVESTMENTS LLC</td>
<td>GIRON NATASHA</td>
<td>3771 274</td>
</tr>
<tr>
<td>7/30/2020</td>
<td>$0</td>
<td>3771</td>
<td>271</td>
<td>TRANSFER-TAX NOT PAID</td>
<td>GIRON NATASHA</td>
<td>GIRON BETTY F</td>
<td>3771 271</td>
</tr>
<tr>
<td>9/30/1999</td>
<td>$41,000</td>
<td>2085</td>
<td>269</td>
<td>ARMS LENGTH TRANSACTION</td>
<td>GIRON BETTY F</td>
<td>GOODMAN RODNEY L</td>
<td>2085 269</td>
</tr>
<tr>
<td>5/1/1995</td>
<td>$42,900</td>
<td>0000</td>
<td>000</td>
<td>ARMS LENGTH TRANSACTION</td>
<td>GOODMAN RODNEY L</td>
<td>DIXON JAMES H &amp; SHARON L</td>
<td>0000000</td>
</tr>
</tbody>
</table>

## Valuation

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<thead>
<tr>
<th></th>
<th>2020</th>
<th>2019</th>
<th>2018</th>
<th>2017</th>
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<tbody>
<tr>
<td>Fair Cash Value</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$64,500</td>
<td>$64,500</td>
</tr>
<tr>
<td>Agricultural Value Land</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Agricultural Value Total</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Exempt</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$64,500</td>
<td>$64,500</td>
</tr>
</tbody>
</table>

## Sketches
No data available for the following modules: Commercial Improvement Information.
Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 2/18/2021
Address of Property: 664 Elm Tree Ln
Contact Person: Paul Gill
Address: 16 Alabama St.
City: Winchester
State: Kentucky
Zip: 40391
Phone: 859-215-736
Email: multistream1@ymail.com

I am submitting this appeal as:

☐ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: 10/27/2017

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.
☐ This property was not unfit for its intended use during calendar year 2020.
☐ This property was not a place for the accumulation of trash and debris during calendar year 2020.
☐ This property was not vermin infested during calendar year 2020.
☐ Other

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:


Please submit this form to:

Koyuki King  
Division of Code Enforcement  
101 E Vine St, Suite 500  
Lexington, KY 40507  
Kkinc2@lexingtonky.gov  
859.425.2179
LEXINGTON

Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 2-16-21
Address of Property: 1657 Maywick View Lane
Contact Person: Joe Shamieh
Address: 908 Lily Dr.
City: Lexington  State: KY  Zip: 40504
Phone: 859-277-0433  Email: jojo1234567@yahoo.com

I am submitting this appeal as:

☒ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: ________________________

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.
☐ This property was not unfit for its intended use during calendar year 2020.
☒ This property was not a place for the accumulation of trash and debris during calendar year 2020.
☒ This property was not vermin infested during calendar year 2020.
☒ Other Repairs ongoing, lot is maintained, See attachment.

Continued on back of page.
Vacant Property Review for 1657 Maywick View Lane year in review 2020:
2-16-2021

Parcel Number 15773300
Re: Koyuki King, Division of Code Enforcement
101 East Vine St., 5th Floor
Lexington, KY 40507
859-425-2179

Thank you for the opportunity to address your concerns and re-classification of this property as delineated in your letter, Jan 22, 2021.

Your letters states that this property has been classified as abandoned based on evidence that the property has been vacant or unimproved for a period of at least one year, AND: includes other statements to justify this new classification, such as:

Dilapidated, unsanitary, unsafe, vermin infested, dangerous to the safety of persons, accumulation of trash and debris, infested with rodents or other vermin.

This letter is to appeal that decision since strong, contrary evidence exists.

This property has NOT been abandoned but rather has been actively worked throughout the year 2020. Executorship (2) took control of this property through a court order in March 2019 and has indeed improved this property throughout 2019 and 2020. Further continued improvements in 2021 are planned.
The improvements or accomplishments in 2020 are as follows:

- **Intended purpose:**
  - The property did serve its intended purpose in having a tangible long-term renter up until the building was condemned around late March/early April 2019. Repairs and cleanup has been since ongoing thru 2020 and will continue.

- **Critter control:**
  - Critter control was employed to avoid roof issues - as some roofers indicated critters may be damaging roof. Time frames Q1 and Q3 of 2020 accounted for most catches.
  - Several squirrels, possum, and raccoons have been trapped and relocated to nicer, natural habit areas with trees and nearby stream.

- **Roof:**
  - A new flat roof installation was completed in 2019 to include new vents and rubber apron around the top of the roof. This apron was further fortified by drilling many more anchors in 2020. The new roof was leaking and required repairs in 2020.
  - **Vendor1 early 2020:**
    - Patches were done by original roofer to fix leaks in the new roof.
  - **Vendor2 mid 2020:**
    - Gutters were rechecked for drainage.
    - Patch repairs of old patches were completely redone.
    - New patches as needed also done.
  - **Vendor3 late 2020:**
    - Roofers were paid to add rubber seal over all roof seams, fix all gutters to drain better, and caulk around gutters. Also, fix all leaks discovered while on-site.
  - The roof is showing signs of integrity after these series of repairs but requires at least one more repair for a previous leaking area, and time for evaluation. This will be repaired weather permitting, likely using vendor4.
General inside cleanup:
  o Apt units were cleaned of scrap metal, debris, and junk.
    o Time frame Q3 2020 performed.

Yard work:
  o The yard has been extensively maintained, both complete lawn cutting and weed-eating of all fence areas chain link and privacy. The yard has never looked better in any recent times than now in our opinion. Even our neighbors appear to better maintain the chain link fence on their side.

Exterior:
  o Some vandalism was endured on this building in the form of broken windows. Such breaks were repaired immediately and do not pose any safety hazard.
  o No safety hazard of any kind exists on this property that we are aware.
  o Lighting: we now have exterior lighting in the parking lot and in the front of the property in 2020. This front light is very bright and effective.

Interior:
  o This building's electrical inspector was on-site in 2020 and gave his requirements at that time but we wanted more attendance and with the current potential Electrician present so he was onsite again in 2021 Q1.
    o This is the actual inspector with “final say” as we understand for this building.
  o Plumbing has had video of drainage pipes for evaluation and replacement if needed of both crawl space and under the parking lot to the city sewer connection.
  o We have had several HVAC vendors, general contractors, and other disciplines onsite several times for discussions and estimates.
Summary:
  o Abandoned, dilapidated, unsanitary, unsafe:
    ▪ This property is not abandoned, as evidenced by the repairs, cleanup, and regular lawn maintenance, and extra lighting installed. Repairs are needed inside but the building is safe, and has been cleaned. The building is stone and appears stable as best we know.
  o Accumulation of trash and debris, infested with rodents or other vermin.
    ▪ Neither rodents nor vermin exist within this building that we are aware.
    ▪ No trash and debris is accumulated. The yard and lot are kept clean.
    ▪ Any occasional potential trash could be possible near our dumpster left by others illegally dumping, if any. We would still clean that up quickly as well.

Thank you.
Joe Shamieh, executor (1 of 2) of David Shamieh estate.
LEXINGTON

Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 2-16-21
Address of Property: 1665 Maywick View Lane
Contact Person: Joe Shamieh
Address: 908 Lily Dr.
City: Lexington
State: KY
Zip: 40504
Phone: 859-277-0433
Email: jojo199692@ymail.com

I am submitting this appeal as:

☐ Property Owner
☒ Representative of Property Owner

Date of Purchase of Property: ______________________

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.

☐ This property was not unfit for its intended use during calendar year 2020.

☒ This property was not a place for the accumulation of trash and debris during calendar year 2020.

☐ This property was not vermin infested during calendar year 2020.

☐ Other Repairs ongoing; lot is maintained. See attachment.
Vacant Property Review for 1665 Maywick View Lane year in review 2020:  
2-16-2021

Parcel Number 15773350  
Re: Koyuki King, Division of Code Enforcement  
101 East Vine St., 5th Floor  
Lexington, KY 40507  
859-425-2179

Thank you for the opportunity to address your concerns and re-classification of this property as delineated in your letter, Jan 22, 2021.

Your letters states that this property has been classified as abandoned based on evidence that the property has been vacant or unimproved for a period of at least one year, AND: includes other statements to justify this new classification, such as:

Dilapidated, unsanitary, unsafe, vermin infested, dangerous to the safety of persons, accumulation of trash and debris, infested with rodents or other vermin.

This letter is to appeal that decision since strong, contrary evidence exists.

This property has NOT been abandoned but rather has been actively worked throughout the year 2020. Executorship (2) took control of this property through a court order in March 2019 and has indeed improved this property throughout 2019 and 2020. Further continued improvements in 2021 are planned.
The improvements or accomplishments in 2020 are as follows:

- **Intended purpose:**
  - The property did serve its intended purpose in having a tangible long-term renter up until the building was condemned around late March/early April 2019. Repairs and cleanup has been since ongoing thru 2020 and will continue.

- **Critter control:**
  - Critter control was employed to avoid roof issues - as some roofers indicated critters may be damaging roof. Time frames Q1 and Q3 of 2020 accounted for most catches.
  - Several squirrels, possum, and raccoons have been trapped and relocated to nicer, natural habit areas with trees and nearby stream.

- **Roof:**
  - A new flat roof installation was completed in 2019 to include new duct vents and redo of the Copingstones. The new roof was leaking and required repairs in 2020.
    - **Vendor1 early 2020:**
      - Patches were done by original roofer to fix leaks in the new roof.
    - **Vendor2 mid 2020:**
      - Gutters were redone for better drainage.
      - Patch repairs of old patches were completely redone.
      - New patches as needed also done.
    - **Vendor3 late 2020:**
      - Roofers were paid to add rubber seal over all roof seams, fix all gutters to drain better, and caulk around gutters. Also, fix all leaks discovered while on-site.
    - The roof is showing signs of integrity after these series of repairs but requires at least one more repair for a leaky duct, and time for evaluation. This will be repaired weather permitting, likely using vendor4.

**General inside cleanup:**
- Apt units were cleaned of scrap metal, debris, and junk.
  - Time frame Q3 2020 performed.
- Moved keep-able items out of this building, such as tools.
Yard work:
  - The yard has been extensively maintained, both complete lawn cutting and weed-eating of all fence areas chain link and privacy. The yard has never looked better in any recent times than now in our opinion. Some tree limbs were cut to avoid issues with the street and building roof.

Exterior:
  - Some vandalism was endured on this building in the form of broken windows. Such breaks were repaired immediately and do not pose any safety hazard.
  - No safety hazard of any kind exists on this property that we are aware.
  - Lighting: we now have exterior lighting in the parking lot (2 lights), and in the front of the adjacent property in 2020 that reaches this property somewhat, with more exterior lighting being considered.
  - Parking lot: most of the weeds have been mowed down.
    - Most extra of the soil/rock mound has been removed. Some is retained for possible future use.

Interior:
  - This building’s electrical inspector was on-site in 2020 and gave his requirements at that time but we wanted more attendance and with the current potential Electrician present so he was onsite again in 2021 Q1.
    - This is the actual inspector with “final say” as we understand for this building.
  - Plumbing has had video of drainage pipes for evaluation and replacement if needed of both crawl space and under the parking lot to the city sewer connection.
  - We have had several HVAC vendors, general contractors, and other disciplines onsite several times for discussions and estimates.
Summary:
  o Abandoned, dilapidated, unsanitary, unsafe:
    • This property is not abandoned, as evidenced by the repairs, cleanup, and regular lawn maintenance, and extra lighting installed. Repairs are needed inside but the building is safe, and has been cleaned. The building is brick and appears stable as best we know.
  o Accumulation of trash and debris, infested with rodents or other vermin.
    • Neither rodents nor vermin exist within this building that we are aware.
    • No trash and debris is accumulated. The yard and lot are kept clean.
    • Any occasional potential trash could be possible near our dumpster left by others illegally dumping, if any. We would still clean that up quickly as well.

Thank you.
Joe Shamieh, executor (1 of 2) of David Shamieh estate.
LEXINGTON

Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: Feb 8, 21

Address of Property: 2032 Heather Way

Contact Person: Bill Frake

Address: 2032 Heather Way

City: Lexington KY  State: KY  Zip: 40503

Phone: NONE  Email: NONE

I am submitting this appeal as:

☐ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: 2001

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.

☐ This property was not unfit for its intended use during calendar year 2020.

☐ This property was not a place for the accumulation of trash and debris during calendar year 2020.

☐ This property was not vermin infested during calendar year 2020.

☐ Other __________________________________________

The code enforcement hired people to steal my tools & equipment and lawn mower. Cut my trees in the yard. The city won't open their office so I can protest wrong doings.

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:

I need to schedule a hearing in the afternoon because of health issues.

Please submit this form to:

Koyuki King
Division of Code Enforcement
101 E Vine St, Suite 500
Lexington, KY 40507
Kking2@lexingtonky.gov
859.425.2179
Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission's classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: ____________
Address of Property: 2456 Butternut Hill Ct., Lexington, KY 40509
Contact Person: Emma Jean Williams
Address: __________________________________________
City: ____________ State: ____________ Zip: ____________
Phone: ____________ Email: ________________________

I am submitting this appeal as:
☐ Property Owner
☐ Representative of Property Owner

Date of Purchase of Property: _________________________

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.
☐ This property was not unfit for its intended use during calendar year 2020.
☑ This property was not a place for the accumulation of trash and debris during calendar year 2020.
☐ This property was not vermin infested during calendar year 2020.
☐ Other ____________________________

Please sell the property at public auction and send the proceeds to the Commonwealth of Ky. - She received over $200,000 in Knott Co. Nursing Home.

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:

Continued:

assistance before her death. At the time she entered (and spent all her funds) she understood that home would be forfeited after payments were made by state. I notified state of her death.

Several people have contacted me condemning purchasing home. I had her power of attorney while she lived. But that ended at her death.

Please submit this form to:

Koyuki King
Division of Code Enforcement
101 E Vine St, Suite 500
Lexington, KY 40507
Kking2@lexingtonky.gov
859.425.2179
He suggested that I call:

Koyubi King
@ Code Enforcement
859-425-2179

(I called and left message - I have not heard from Koyubi King)
Vacant Property Review Commission
Appeal Form

Please fill out the form below to appeal the Vacant Property Review Commission’s classification of your property as abandoned urban property during calendar year 2020.

Date of Appeal: 2/17/2021

Address of Property: 6367 Ashers Boonesboro Rd.

Contact Person: Eric Whisman

Address: 215 St. Clair St, Frankfort, KY 40601

City: Frankfort

State: Ky

Zip: 40601

Phone: 502-320-9735

Email: eric@theKentuckyTrust.org

I am submitting this appeal as:

☐ Property Owner

☒ Representative of Property Owner

Date of Purchase of Property: 12/26/2018

Please indicate your reason for appealing below. Please check all that apply, but keep in mind that your property may not have met all criteria.

☐ This property was occupied during calendar year 2020.

☒ This property was not unfit for its intended use during calendar year 2020.

☐ This property was not a place for the accumulation of trash and debris during calendar year 2020.

☒ This property was not vermin infested during calendar year 2020.

☐ Other

Continued on back of page.
Please provide any additional comments regarding your appeal below, you may attach additional documentation to this form:

Please see Attached.

Please submit this form to:

Koyuki King
Division of Code Enforcement
101 E Vine St, Suite 500
Lexington, KY 40507
Kking2@lexingtonky.gov
859.425.2179
February 19, 2021

Dear Ms. King,

I am writing to appeal the Vacant Property designation for the property located at 6367 Athens Boonesboro Road, Lexington, KY.

This historic house was donated to the Kentucky Trust for Historic Preservation on December 26, 2018 and since that time we have been developing plans for renovation and fundraising for the effort. The house is a rare survivor and a rare form for the Bluegrass Region being constructed entirely of cedar logs, evidence suggests it was constructed in the 1780’s.

To date we have removed many dumpers of debris and items from the house and cleaned and maintained the yard, and make repairs to bring it up to code prior to undertaking renovations. Most all code issues have been resolved and we have just submitted a demolition permit to remove a rear addition to the main house that we intend to have completed this spring as soon as our contractor is able.

Our intention had been to begin undertaking renovations of the house in spring of 2020, however the pandemic delayed the majority of this work till this spring, 2021 due to unavailability of specialized craftsmen and diminished fundraising goals.

However, of the cited issues in the Abandoned Property notice, this property was fit for its intended use in 2020 which was primarily the storage of materials and targeted exploration of the structure in the development or a rehab plan. The building is stable and safe as investigated in 2019 by our consultants and throughout 2020 we have been slowly removing layers of interior additions to uncover the original log structure in preparation for further renovations.

In no time has the property been not maintained in 2020, the grass and yard have been maintained and no rubbish has been allowed to accumulate as we hired Mr. Larry Colliver to mow and maintain the property in pristine condition for us the whole of the year.

Additionally, we have taken steps to seal the structure from infestation of any vermin and have no evidence of any such infestation and had one problematic racoon removed in 2019.

The structure has been insured for the whole of 2020 and still through Chenault & Hoge Insurance Company of Frankfort, KY.

I hope you will consider our appeal request and deem the property in compliance to allow more of our hard-earned funding to go toward the renovation project this year. We believe this structure to be one of the oldest extant structures in Fayette County, and we intend it to be a celebrated show place once we complete the renovations.

Thank you,
Eric Whisman
Executive Director
Kentucky Trust for Historic Preservation
502-320-9735
eric@thekentuckytrust.org