

January 21, 2024

My name is Art Rockwood. I own the property at 7118 River Road in Prospect, Kentucky and have resided there since December of 1988. The purpose of this letter is to give information relating to the property next door to me at 7120 River Road.

I have personally known or have been aware of the last four owners of the property, including the present ownership by Kentucky Investment Corporation. The property was developed some time prior to 1940. The portion of the property which the current ownership refers to as the ADU was built as a unfinished garage and a workshop, . Mr. John Keaney owned the property from approximately 1974 until 1984, when he sold it to my brother Bill Rockwood. At the time of that sale, the only utility to the garage was electricity. There was nothing which could be called a 'living space' of any kind, with only the small workshop having a solid floor. Mr. Rockwood made no changes to the garage/workshop during his ownership. The property was sold to Mr. Rick Jarboe in 1989. Mr. Jarboe leased out the property for approximately 3 years, after which he lived in the house on the property until approximately 2005. Mr. Jarboe then leased the house and moved into garage complex. During the time of his ownership, Mr. Jarboe made several non-permitted additions to the garage complex that allowed the renter and later himself to "exist" in that space. He also ran a non-permitted water line to the garage as well as a non-permitted waste line, tapping into the septic system for the house. Mr Jarboe died in late 2020 and his estate sold the property to KIC in the early part of 2023. One of the KIC owners told me shortly after the purchase that they wanted to lease the house, use the pole barn to store equipment for their business and have a business office in the garage complex. Neither of those last two uses is allowed under current zoning rules but I have seen items that appeared to be business related placed in the pole barn as well as the back portion of the garage complex. At some point, KIC changed their mind and decided to have an additional dwelling unit or ADU rather than the business office. They then proceeded to store an Airstream trailer as well as equipment and other trailers that are not allowed under the zoning for the property. They also began to make changes to the garage complex without seeking the required building permits before a stop work order was issued for the garage complex. On more than one occasion, they chose to ignore that stop work order. It has become apparent that KIC will ignore legal requirements when it is in their best interest and in many instances follow those requirements only when compelled to do so.

In summation, I have to wonder what the true motive of KIC was in purchasing the property at 7120 River Road was. They have changed the so called "purpose" and "use" of the property (at least as told to me) several times since its purchase. This situation was created by either the failure of KIC to do its due diligence in determining the condition of all portions of the property and what uses are allowed under the zoning regulations, or by knowingly choosing to ignore those regulations.

Art Rockwood

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My name is David Meyer. I have lived and own the house at 7200 River Road in Prospect, Kentucky since 2014. The house in question is 7120 River Road and is next door to me. I have seen five or six families move in and out over the years. There have always been issues with the septic system at 7120 working properly. I smell the odor of the septic system on a daily basis. Two different renters have told me that raw sewage backs up in the tub and they cannot use the shower. Sometimes I see wet overflow from the septic system of the home at 7120 River Road accumulate on my property. I have seen some work being done on the septic system several times over the years. I have also seen the past owner and helpers pump raw septic contents from the septic system onto the ground so the wastewater from the house will drain. This has been an on-going problem since I moved in in 2014. The only time I get a break from the odor is when the house is vacant. To this day it is still an odor problem. Now a family of five has moved in and the same problem is back.

David Meyer

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