

**From:** [Topeka LLC](#)  
**To:** [Zoning Inquiries](#)  
**Subject:** P&Z number 25-17000008  
**Date:** Wednesday, August 13, 2025 7:38:32 PM

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Dear sir madam,

I have received your petition regarding the above property and would like to request a copy of the original application for it. I would also appreciate information on the process for submitting a ballot.

I have serious concerns about this matter, as I own three properties in close proximity to the subject property. I was approached by the same tenant to lease all my properties, but I declined after learning they intended to place as many beds as possible in each house, including in the garages.

My concern is further heightened by the fact that both the owner of 2500 NE 19th St. and the tenant have allowed the property's condition to deteriorate significantly. This neglect has negatively impacted the surrounding area—when I attempted to sell my property at 2631 NE 19th St. over the past six months, potential buyers consistently remarked that “it’s not a good area.”

Additionally, there was a recent ambulance call to the property due to an overdose, and property values in the neighborhood have dropped by approximately 20% year-over-year.

There are many areas west of I-95 that may be more suitable for such an application, as those communities are more receptive. In contrast, the east side of Hwy 1 is home to many young families with children. Another major concern is the presence of sex offenders during transitions, given that children frequently play in the streets here.

Thanks,

Moheb Ghali  
954-471-0299  
CEO of Topeka LLC