

Letter of Intent
412 North Street

To Whom It May Concern,

We are writing to inform you of our intent to demolish the remaining structures located on 412 North Street and construct a new 2-flat.

We acquired this site last November from the previous owner, Robert Hanson (aka Andy). Andy had originally petitioned the Plan Commission to pursue a substantial renovation of the existing structure, which was to include a new partial second story. However, the existing structure is set very far back on the lot, making it non-compliant with the zoning code's maximum setback requirements. As such, his original application was declined.

Our understanding is that in the months following the Plan Commission's original denial, Andy worked with city planners on an agreement that would allow him to renovate the existing structure in a manner compliant with building codes. This second application did not include a partial second story and was meant to be more a remodel/repair of what already existed.

During the renovation process a greater portion of the structure than permitted without a demolition permit was removed, and the city issued a stop work order. At that time, Andy was told that he would need a demolition permit in order to bring the work that had been performed into compliance, but that in applying for a permit the city would likely require him to abandon his current plans in favor of a new structure built to comply with the maximum setback requirement.

It was at this juncture that Andy reached out to us to see if we were interested in taking over the lot and the process of applying for a demolition permit as his resources for the project had been exhausted. We agreed to acquire the property at that time and immediately reached out to the city to notify them that we intended to proceed with a demolition permit to address what was now considered an illegally razed building. A construction safety fence was erected and he began working on plans for the 2-unit structure we are now proposing.

We understand the City's visions for the best use of this lot as prescribed by the zoning code and have designed a building that fits within all of the requirements so that no variances or special exceptions should be required. Our aim is to build a structure that blends seamlessly into the block profile while adding some modest design flourishes.

We are proposing a 2-unit over/under building. Each unit is an approximately 1,100 square foot, 2 bedroom, 1 bathroom apartment, which feature open floor plans, modern amenities such as in-unit washer/dryer and higher-quality finishes. We own other properties on the near Eastside and have a history of renting to young professional couples who seek out

apartments that feel more like homes. More often than not when we lose tenants, it is to their decision to become homeowners themselves.

Should we receive project approval, our intent is to begin construction this summer with an aim to complete all work by late fall to early winter.

Regards,
Ryan W. Zerwer
Member, Rhone LLC