

October 7, 2020

Re: Glenn Taylor (627 Ball St.) letter

The purpose of this letter is to respond to Mr. Taylor's letter, which expressed a number of objections to the short plat application with variances, identified as ZV-2020-052 and SP-2020-053.

I will summarize his statements, in bold and as briefly as possible, and address his objections in the order he presented them.

1. “. . . **houses too close** . . .” - The existing houses at 523 Ball Street have been in their respective locations for over 75 years. There does not appear to have been any recorded objection to this fact until today. Apparently, the residents who live there don't agree with the notion that they are too close, but are thankful to have clean and safe places to live.
2. “. . . **more rentals** . . .” - Mr. Taylor is both correct, and mistaken. He is correct in that, assuming our application is approved, we do intend to build a duplex on the resulting Lot 3, and we intend to take up residence in one of the units. He is mistaken, in that Mr. Bill Soren owns and manages a duplex at 506-508 Ball Street. There is also a duplex at 749-751 Southern Avenue, which abuts Ball Street at its easterly property boundary.
3. “. . . **I do not want** . . .” - Not pertinent.
4. “. . . **fire department** . . .” - Fire department access is thoroughly covered in the short plat development requirements.
5. “. . . **lot to the north** . . .” - We are unclear as to what lot or area is being referred to in this objection. We have no intent, and in fact would be unable to make further development plans on property we now own or on any property abutting our parcels along Ball Street.
6. “. . . **drug dealers** . . .” - When we acquired the four homes on Ball Street about five years ago, they came with a bad reputation in the neighborhood. There had been a variety of illegal activities conducted by some of the tenants for an extended period. We worked with the police department to cure that problem, and have a proven track record that

conscientious management markedly reduces illegal activities. In the process of rehabilitating our houses and making tenant changes, we have received numerous appreciative comments from our neighbors. The improvements we have made can be shown to have improved property values and the quality of the neighborhood. Our neighbors feel safer. Contrary to Mr. Taylor's assertion, more rental units of the kind and quality we are planning will further enhance the neighborhood and increase the values of surrounding properties.

7. "... **his own neighborhood** ..." – not pertinent
8. "... **good neighbor** ..." – not pertinent