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September 7, 2016

To Those Concerned:

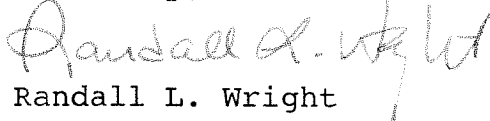
This letter is in justification of the change in zoning for 604 Eastern Parkway from R-6 to OR.

The subject property which is currently zoned R-6 sits directly in a large section of R-6 properties. It was prior to acquisition by Venture 604 a dilapidated duplex that was not maintained. Venture 604 purchased the property from an owner that had purchased it at a foreclosure sale. Trees were overgrown, the grass was a foot or so high, a homeless person was living in the shrubs formerly at the front of the property.

The basic structure on the subject property is worthy of being restored to a more aesthetic form. No change to the facade is anticipated. Venture wishes to restore the building as a small office. The manager of Venture 604 (me) is an attorney and wishes to make this his office. Of course, the space would be suitable for other small businesses in the nature of those allowed in OR. This use of the building would impact the neighborhood less in regard to traffic and noise than restoring it to apartments, which R-6 currently allows.

R-6 tenants are less likely to care about the appearance than an OR small business owner that wishes to cultivate a following by putting his or her best foot forward. Venture 604 would like to become a responsible member of the local community.

Sincerely,


Randall L. Wright

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