

This property (1143 Delor Ave) is located within the area bordered by S Shelby St, E Burnett Ave, and Eastern Parkway. This is an active area with commercial properties alongside residential properties located on all of these primary streets. The commercial corridor at: E Burnett and Hickory (Monnik Beer and Check's Cafe) is 0.3 miles; Preston Highway (Nord's Bakery, Sunergos Coffee and Zanzabar) is 0.35 miles; and Eastern Parkway and Preston Highway (El Nopal) is 0.4 miles. TARC buses 28, 29 and 43 include stops along these streets, while Delor Avenue serves as a designated bike route. Within this area (about 0.25 square miles), there are approximately 575 single family houses, and just 3 STR CUPs: 1509 Texas Ave, 900 Texas Ave, and 933 Keswick Blvd. There are no STR CUPs located on Delor Avenue in this area. One Adjacent Property Owner (1200 Delor Ave) is a commercial property located 150 feet from the property. In addition, Our next door neighbors on Delor Ave are both supportive and are expected to submit letters of support.

I'm looking forward to hearing from you on next steps.

Thank you,

Valery Nodem Jounda