

February 12, 2020

RE: Justification statement for 19-CUP-0280

Board of Zoning Adjustments Members:

This justification statement is in reference to the property located at 957 Goss Avenue in the Lower Germantown Neighborhood, of which SDE Investments, LLC is the owner.

This property requires a waiver of the 600-foot rule. We are requesting relief for the following reasons.

- Excluding the CUP approval at 1240 Boyle Street, the nearest CUP is 440 Ft. away, front door to front door.
- Goss Ave is heavily populated with high density commercial zoning and retail establishments.
- Goss Avenue is a major thoroughfare in this area and guest traffic to 957 Goss Avenue will not impact Boyle or surrounding streets.
- The house at 957 Goss Avenue is small and guest count cannot exceed 6. This limited headcount will have an unnoticeable footprint in the community.
- There is sufficient off-street and on-street parking to satisfy parking needs.
- Lower Germantown is historically an investment neighborhood. A growing majority of property is non-owner-occupied investment property. Germantown Mill Lofts, a tier 2 neighbor, located immediately adjacent to 957 Goss Avenue is a CR & C1 Zoned, multi-family compound with 168 units, a restaurant, and a store.
- There has not been any known neighbor opposition to the proposed CUP.

For these reasons, we respectfully request a waiver of the 600-foot rule and that you grant the conditional use permit for short term rentals at this property. It will be a compliment to the neighborhood and a benefit to the many nearby local businesses.

Warm Regards,

Jonathan Klunk