

June 9, 2021

Re: 407 Northview

To Whom it May Concern:

Hello, my name is Ji Liu and I have been a Bexley resident since 2006. I am currently living on Brentwood with my wife, Angie, and our two daughters, one of them is pursuing her undergraduate degree at Miami University and the other is a senior in high school. Additionally, I started my Chinese-restaurant business over 20 years ago in Bexley, located on East Livingston Ave. I have built meaningful and genuine relationships with my customers in the community. Our lives are deeply rooted in Bexley and we value this community and city greatly.

Recently, I bought a home at 407 Northview located in North Bexley. I am writing today to explain why I believe that the best solution for the property of 407 Northview is to tear it down completely and rebuild it. Unfortunately, I bought this home in poor condition with the intention of renovation but without knowing the house is completely deteriorated. I spoke with multiple contractors and they all believe that the house is not worth to renovate because of the lack of maintenance and care for the past several years from the previous owner. After careful consideration, I believe that the best use of the property is to completely tear down and rebuild it. I believe that Bexley residents are deserving of upstanding and pristine living conditions, and with this property as it is now, it is just not possible. The house contained rotted wood, mold on walls, possibly mold in poorly drainage block as well, no insulation, foundation leaks significantly, and overall deterioration. Furthermore, it has galvanized pipes corrosion, could possibly pose a serious health hazard, and with all these issues, the living conditions are poor and unsafe. Please review the attached photos to understand the conditions of this home.

After working with the builder, 3 Pillar Homes, we created a beautiful floor plan and elevation that fulfills the ideal image of Bexley that will live on for many years to come. Our plan is to build a new home after tearing the current one down, but we will be as accommodating and efficient as possible by following the code of ordinance in Bexley.

For any questions or concerns, please do not hesitate to contact me. Thank you for taking the time to review my application. I am hoping that my plan will get approved.

Sincerely,

Ji and Angie Liu
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