

November 3, 2019

To Whom It May Concern:

I am the owner of 235 N. Roosevelt Avenue, Bexley, Ohio. I am currently in contract with Bryan Meade of Brynwood Builders to purchase this property. This purchase agreement is contingent upon approval of his plans by the City of Bexley. As such, I give him my approval to submit any and all documents related to the property to gain approval for his plans.

Sincerely,

A handwritten signature in cursive script that reads "Anna Cline".

Anna Cline

Managing Partner
CZ Capital Group

November 3, 2019

To Whom It May Concern:

I am the owner of 235 N. Roosevelt Avenue, Bexley, Ohio. I bought this property in August of 2018 with the intentions of building a two-story addition on to the small ranch house. I wanted to make this 1100 ft², 2 bedroom, one bathroom house into a more family friendly 2500 ft², 3 bedroom, 2.5 bath house.

After purchasing the property and consulting with three different contractors, I discovered that the current house cannot support a two story addition. After learning this, I adjusted my thoughts and pursued adding on to the current house to make a larger ranch style house. I consulted an architect, but discovered more limiting factors for a ranch. With the size and dimensions of the lot, the ranch I could build was long and narrow. It looked more like a mobile home than the beautiful ranches currently seen in Bexley.

I consulted three different contractors trying to get my original plans of a two-story addition built. The problems I repeatedly ran into were problems with the foundation, roof, and cinder block walls. The foundation of the house is built from untreated wood floor joists laid directly on the dirt with concrete poured in between the joists. (see attached pictures) I have been told by three contractors that this type of foundation will not support a second story.

I have tried for over a year to work with the existing house, but I am unable to. I have entered into a purchase agreement with Bryan Meade of Brynwood Builders. He has experience building in Bexley and also wants to make this house into something more suitable to the neighborhood. A contingency of our purchase agreement is approval of demolition of the house. He has, with my permission, submitted all the necessary paperwork to apply for a demolition permit. I am writing to request that he be granted a demolition permit for this house. After consulting multiple contractors, it has become clear that demolition is the only way to bring this house, that is currently by far the smallest house on the block and an eye sore for the neighborhood, up to the same quality and charm of the neighborhood.

Sincerely,



Anna Cline
Managing Partner
CZ Capital Group