

Tarra Jolly

Subject: FW: [EXTERNAL] Zoning request W-3586 amendment 1700 West Academy Street

From: Bryan D. Wilson <bryandw@cityofws.org>

Sent: Thursday, July 27, 2023 8:38 AM

To: Sandra Singh <ssthursday@gmail.com>; Nick Smith <nicks@cityofws.org>

Cc: Kevin Mundy <kmundy@cityofws.org>; Jennifer Chrysson <jennifer@cityofws.org>; Wendy Sloan <Wendy.Sloan@allentate.com>; Spencer <spencerboles@yahoo.com>; Jayme Waldeck Cranfill <jaymew@cityofws.org>; Tanya Banner <tanyab@cityofws.org>

Subject: RE: [EXTERNAL] Zoning request W-3586 amendment 1700 West Academy Street

Good Morning Sandra,

It is my understanding that the zoning petition has already been advertised by the Clerks office. If that is the case, you would have to offer to remove the "Residential Building, Multifamily" use at the public hearing on August 7th. I've cc'd the City Clerks office to confirm that advertising has taken place.

Bryan D. Wilson, CZO

Principal Planner-Land Use Administration

Phone: (336)747-7042

Email: bryandw@cityofws.org

100 East First Street, Suite 337

Winston-Salem, NC 27101

From: Sandra Singh <ssthursday@gmail.com>

Sent: Wednesday, July 26, 2023 9:39 PM

To: Bryan D. Wilson <bryandw@cityofws.org>; Nick Smith <nicks@cityofws.org>

Cc: Kevin Mundy <kmundy@cityofws.org>; Jennifer Chrysson <jennifer@cityofws.org>; Wendy Sloan <Wendy.Sloan@allentate.com>; Spencer <spencerboles@yahoo.com>

Subject: [EXTERNAL] Zoning request W-3586 amendment 1700 West Academy Street

Hello Bryan and Nick,

Spencer and I appreciated meeting you at the planning meeting on July 13th, and the help that you all have provided us going through this first time process starting in June this year.

After hearing our Ardmore neighbors voice concerns over the potential uses that our rezoning request has, the greatest concern seemed to be regarding "multifamily" use. We can understand why the concern was raised, as there could be a future property owner who would want to pursue this option. In order to maintain good standing with our neighborhood surrounding 1700 West Academy, we are willing to make a concession.

We would like to amend our zoning petition to remove the "Residential Building, Multifamily" wording from the request. As you know from our discussions we are not planning to make the property a multifamily home. Rather, we are planning to divide the existing home into a duplex, as the explanation is detailed out in our application with the city. The remaining petition wording of Residential Family Duplex, Residential Building Twin Home etc. will cover that for us.

In our plan as you're aware, the exterior of the home -- with two entry doors and two driveways already existing-- will remain unchanged, though the interior will be serviced by a separation wall. In this way, the neighborhood's cohesive residential feel will not be disrupted but we will be able to accommodate our needs as well. We feel this will be a win-win for everyone both in the short and long term.

Prior to purchasing the Academy street home, Spencer and I had paid for a family vacation in Greece that prevents us from being available for the August 7 2023 City Council meeting. We truly regret that, but we are unable to reschedule. However, our realtor and friend Wendy Sloan of Allen Tate Realty will be there in our stead, representing our business and this project. She is very familiar with our plans, and will be able to answer any questions that may arise. We are also available by Facetime/phone if allowed at the meeting.

I am copying Council member Mundy and his community liaison Jennifer Chrysson on this email so that they will be aware of the changes to our zoning petition prior to the August 7th council meeting. I had a brief conversation with Jennifer today to convey our plans to Council member Mundy as he has been unwell. We wish him a speedy recovery.

We are looking forward to hearing back from you soon with positive news! Thank you again.

Sincerely

Sandra and Spencer Boles
Spendra LLC