



October 19, 2016

Josh Lewandowski, AICP
Principal Planner
Toledo Lucas County Plan Commissions
One Government Center, Ste. 1620
Toledo, OH 43604

RE: Contiguous area bounded by Irving Street to the north, Franklin Avenue to the east, Woodruff Avenue to the south, and Putnam Street to the west – Major Site Plan Review Application

Dear Mr. Josh Lewandowski,

Warren A.M.E. Church Housing Opportunities, Inc. (WHO), PIRHL, LLC (PIRHL), and Gould Development Company, LLC (Gould) are proposing a new rental townhouse complex in Toledo, Ohio. The site for the proposed housing is the contiguous area bounded by Irving Street to the north, Franklin Avenue to the east, Woodruff Avenue to the south, and Putnam Street to the west. The following parcels are included:

- 07-23977
- 07-23911
- 07-23907
- 07-23914
- 07-23904
- 07-23867
- 07-23844
- 07-23834
- 07-23864
- 07-23694
- 07-23831

The parcels will be consolidated at a future date to create a 4.39-acre site located on the west side of Detroit between Lincoln Avenue and Foster Avenue.

The proposed project consists of eighteen (18) two-bedroom apartments and thirty-two (32) three-bedroom apartments for a total of 50 housing units. Four (4) of the two-bedroom apartments will be fully accessible, four (4) will be walk-up apartments, and the remaining ten (10) units will be two story townhouses. Four (4) of the three-bedroom apartments will be fully accessible, four (4) will be walk-up apartments, and the remaining twenty-four (24) units will be three story townhouses. The housing units will face the public streets with front porches and have parking in a rear central court. The project will include associated site amenities, a playground, site perimeter fencing, and a clubhouse. Attached to the clubhouse is a job training center, facilitated by PENTA Career Center. PENTA will offer construction

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trade training at no cost to tenants and to other low-income members of the community, as openings are available. The facility will be constructed in compliance with Enterprise Green Communities.

The project site zoning is RM36, allowing for the proposed multifamily use. The project team requests the following zoning actions be taken to implement the proposed project:

- The job training center is a Community Recreation – Active use under the zoning code. The project team requests that a Special Use Permit be granted allowing for the job training center in accordance with the RM zoning.
- The project site plan does not meet the front set-back of 25 feet. The project team requests a variance be granted allowing the building to have a front setback as shown in the submitted site plan.

Best Regards,

A handwritten signature in cursive script that reads "Kevin Brown".

Kevin Brown
Vice President, Development