STEPHENS
REAL ESTATE, INC.

7/11/2005

EXCEPTION REQUEST FOR BUILDING PERMIT IN HOP AREA PLAN

To: The City of Lawrence
Re: Building Permit Exception
Property Address: 500 Florida Lawrence Kansas
Owners: Barbara Sabol and Sonja Johnson

RECEIVED
JUL 1 2 2005
CITY MANAGERS OFFICE
LAWRENCE, KS

To Whom It May Concern:

I am seeking an Exception to obtain a Building Permit on behalf of the owners of a vacant lot commonly known as 500 Florida. The property consists of two (2) 50x117 Lots plus an additional 11 feet m/l from a vacated alley. The property is identified on pages A-16 and A-17 under LAND USE FIELD WORK RESULTS of the HOP Area Plan. An aerial photo of the property (see attached) shows a house and garage located on the premises. After acquiring the property from their mother Mrs. Phoebe Watkins (widowed). The new owners Ms. Sabol and Ms. Johnson have determined that the property was beyond repair. Additionally they discovered that unbeknownst to their mother that individuals were living in the property although it was boarded up.

The city had received complaints about inoperable vehicles, furniture and trash in the yard, the porch falling off of the house, the house needing paint, and two garages in poor condition. Mr. Dan Johnson with the city had worked with the former owner Mrs. Phoebe Watkins who is of advanced age and in ill health to make improvements. One of the garages had been removed, some of the trash was cleaned up, the inoperable vehicles would come and go and so would the furniture in the yard. Therefore the new owners Ms. Sabol and Ms. Johnson applied for a demolition permit and the structures have been razed.

Ms. Sabol and Ms. Johnson plan to build a 1 ½ story triplex (see attached). Each unit will have 3 bedrooms and 2 full baths. Additionally each unit will have a (1) car garage. The owners' plans provide for a property that will have a front elevation that isn't typical as compared to other rental properties in the neighborhood. They will have some stone or brick features additionally for weather safety they are incorporating cement encased storm shelters inside each garage, all interior doors on the first floor will have special door hinges allowing the doors to open wider to accommodate tenants that might need a wheel chair including all baths having support bars to aid anyone needing additional support. Each unit will have a direct vent fireplace and they are providing all kitchen appliances including washers and dryers. It is their intent to make all of the units available to low to moderate income families and individuals.

Of personal note about the sisters: *Ms. Sabol is an Executive Director of a Non-Profit organization based in Detroit Michigan. She was raised in the Lawrence area and travels here for extended stays with her mother.*

Ms. Johnson is a retired computer programmer with United Airlines who lives in Kansas City. She like her sister was raised in the Lawrence area and travels here often for extended stays with her mother. It is with pride and amazement that I tell you of the dedication this amazing family of women demonstrates towards their mother (and grandmother).

2701 West Sixth Street / Lawrence, KS 66049-4306 / 785-841-4500 / 1-800-875-4315 / Fax 785-841-8437 / www.stephensre.com

The two sisters and Ms. Sabol's two daughters one who lives in Washington D.C. a lawyer, and former Judge and currently works for the City of D.C., and the other a Social Worker outside of Dallas. Each take turns traveling to Lawrence for one to three week stints to stay with their mother/grandmother Mrs. Watkins.
As I mentioned Mrs. Watkins is in ill health and getting around can be a challenge. By taking time out of their busy schedules this allows Mrs. Watkins to remain in her home located in rural Leavenworth County just over the Douglas county line. Mrs. Watkins has stated clearly that this is Frank's place (her deceased husband)" and I'm not going anywhere".

I have gotten to know all of them and I can honestly say that I have never met a more incredible family in my life.

For those reasons along with other personal reasons including the sisters concerns for affordable housing, as well as other social issues and the neighborhood, they are asking that a building permit Exception be granted.

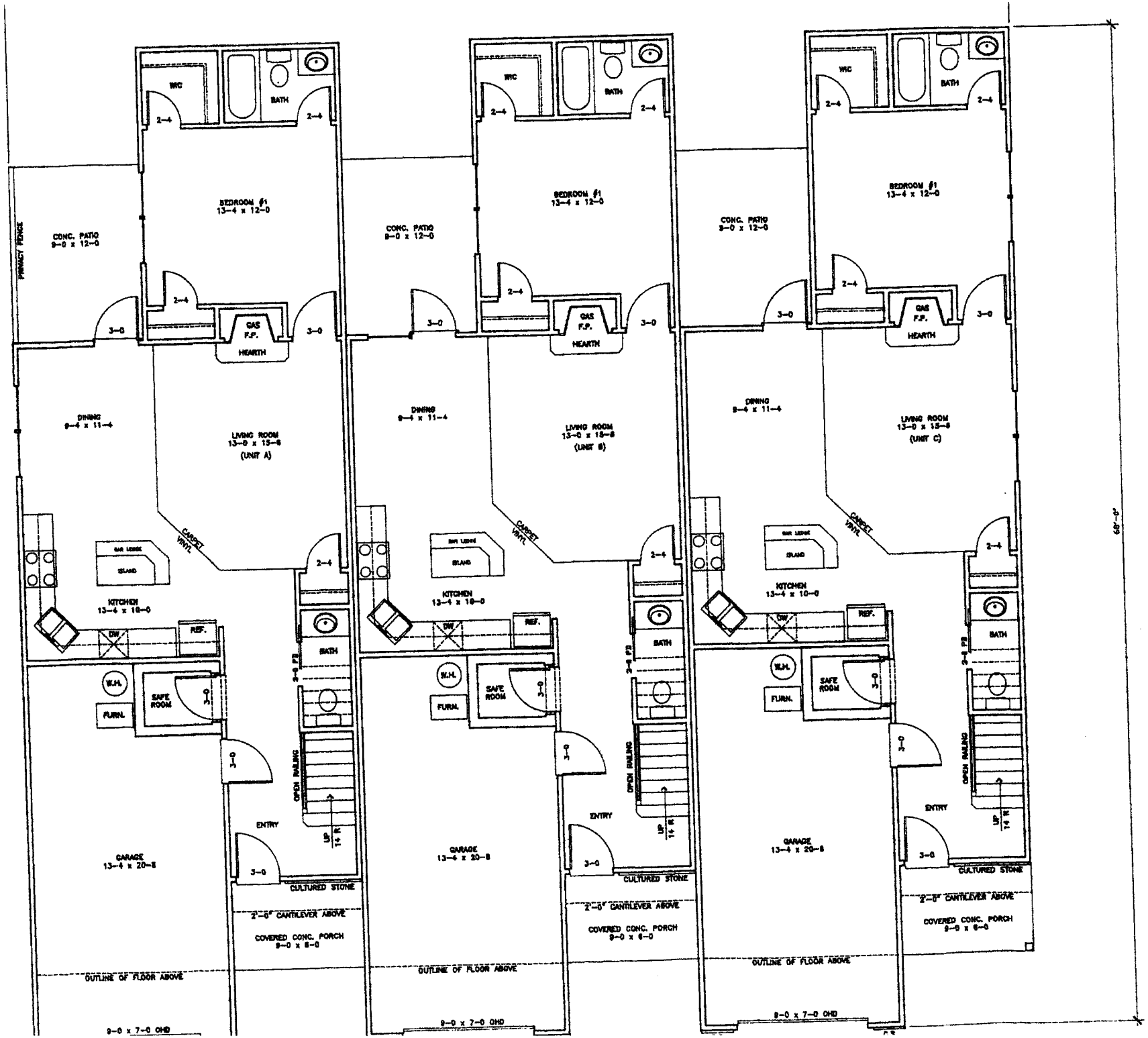
To make a point about their concern for the neighborhood. When we were informed that we would have to apply for an Exception, I informed Ms. Sabol that I would halt the mowing of the lots on a regular basis to save on their expenses until we had a building permit. I was quickly admonished to "continue the mowing as needed as not to be a bad neighbor".

Cordially,

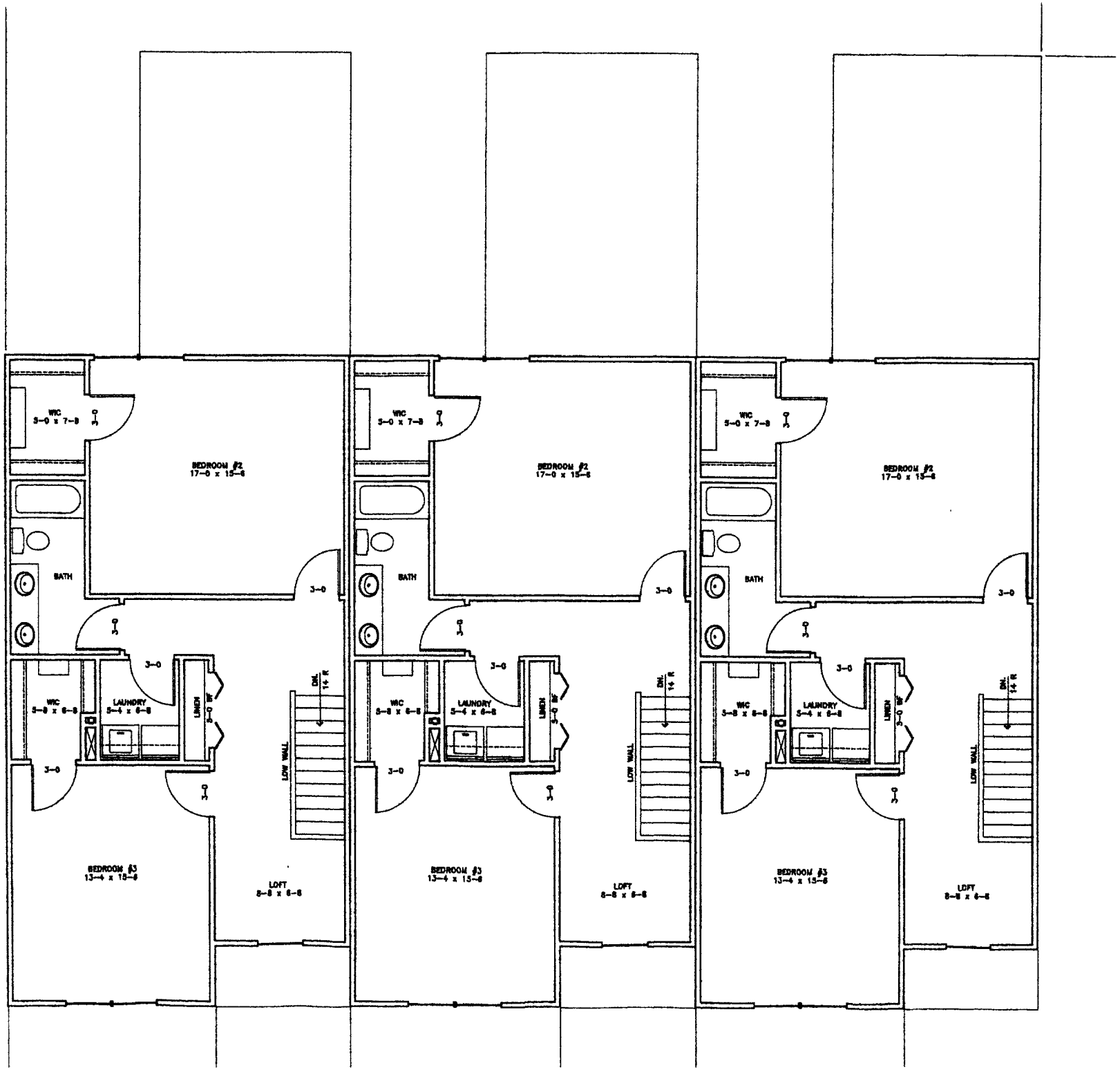
J.R. Demby
Broker Associate
Stephens Real Estate

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1st Floor


WIC
BATH
BEDROOM #1
13-4 x 12-0
CONC. PATIO
9-0 x 12-0
PRIVACY FENCE
GAS F.P.
HEARTH
DINING
9-4 x 11-4
LIVING ROOM
13-0 x 15-8
(UNIT A)
(UNIT B)
(UNIT C)
CARPET VINYL
BAR LEDGE
ISLAND
KITCHEN
13-4 x 10-0
DW
REF.
W.H.
FURN.
SAFE ROOM
OPEN RAILING
ENTRY
GARAGE
13-4 x 20-8
CULTURED STONE
2'-0" CANTILEVER ABOVE
COVERED CONC. PORCH
9-0 x 6-0
OUTLINE OF FLOOR ABOVE
9-0 x 7-0 OHD
68'-0"

2nd Floor


WIC
5-0 x 7-8
BEDROOM #2
17-0 x 15-6
BATH
3-0
WIC
5-8 x 6-8
LAUNDRY
5-4 x 6-8
LINEN
3-0 W
DN.
14 R
LOW WALL
BEDROOM #3
13-4 x 15-6
LOFT
8-8 x 6-6

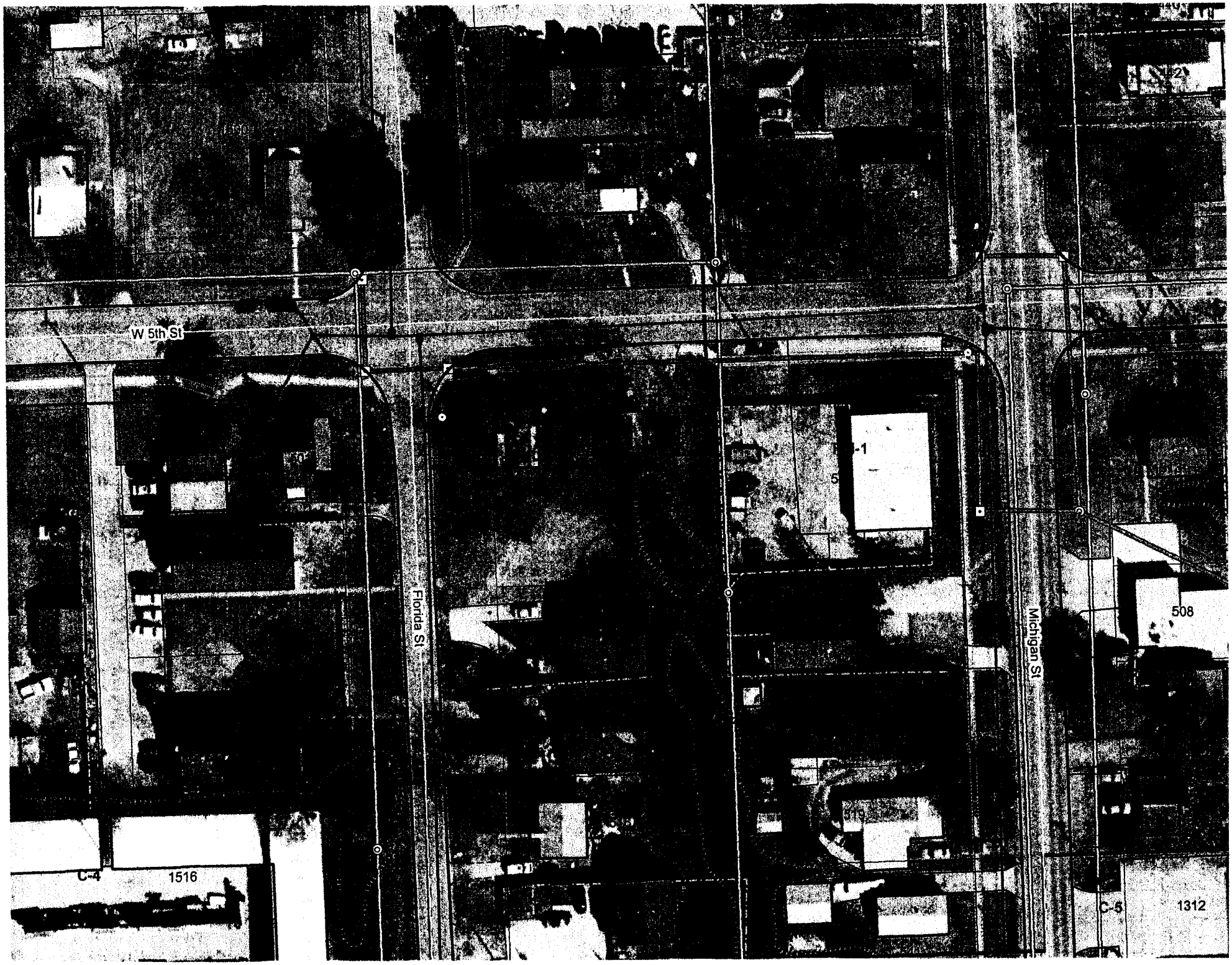

W 5th St
Florida St
Michigan St
508
519
C-4
1516
C-5
1312

EXHIBIT A

Legal Descriptions for Area 1 of the HOP District Plan		
Address	**Legal Description**	**Plate Number**
1700 W. 5th Street	Lot 1, Rose Garden Addition	U05618-01
1620 W. 5th Street	Lot 2 Hodge Addition	U05630-01
1612 W. 5th Street	West Lawrence, beginning 95 feet east of the SW corner of Block 31, thence N 180 feet, thence east 100 feet, thence south 180 feet; thence west 100 feet to the point of beginning.	U05629
1604 W. 5th Street	West Lawrence, beginning 195 feet east of the SW corner of Block 31, thence North 300 feet; thence East 95 feet; thence S 300 feet; thence West 95 feet to the point of beginning, less the N 120 feet thereof.	U05631
1512 W. 5th Street	West Lawrence subdivision, block 31, lot 16.	U05625Q
1508 W. 5th Street	West Lawrence beginning at the SW corner of the East ½ block 31; thence North 125feet; thence East 95 fet; thence S 125 feet; thence W 95 feet to the point of beginning.	U05623A
1500 W. 5th Street	West Lawrence, East 100 feet of the South 125 feet of the East ½ of Block 31.	U05621
440 Florida Street	Lots 114, 116, 118, Subdivision of Block Thirty Two, West Lawrence	U05648A02
446 Florida Street	Lot 120, Subdivision of Block Thirty Two, West Lawrence	U05654
500 Florida Street	Lots 122 and 124, Raymond Place Subdivision of Block 45 and NE ¼ Block 46 West Lawrence	U05996B
508-10 Florida Street	Lots 126, Raymond Place Subdivision of Block 45 and NE ¼ Block 46 West Lawrence	U06000
512-14 Florida Street	Lots 128, Raymond Place Subdivision of Block 45 and NE ¼ Block 46 West Lawrence	U06002
516 Florida Street	Lots 130, Raymond Place Subdivision of Block 45 and NE ¼ Block 46 West Lawrence	U06004
522-24 Florida Street	Lots 132 Raymond Place Subdivision of Block 45 and NE ¼ Block 46 West Lawrence	U06006
508 & 512 Minnesota Street	Lots 122, 124, 126, 128 Raymond Place Subdivision of Block 45 and NE ¼ Block 46 West Lawrence	U06013
1505 W. 5th Street	Lot A, excluding the meets and bounds description more commonly known as 501 Florida Street, Replat of Lots 121, 123, 125, and 127, Raymond	U065995A