

To:
Independence, MO, Planning and Zoning Department

Concerning:
1330 S Ralston Ave, Independence MO 64052 Rezoning Effort

From:
Chris White, Applicant/Owner

Dear Planning and Rezoning Department,

As the applicant/owner of 1330 S Ralston Avenue please consider this cover letter part of my application packet to rezone my property from multifamily to single family.

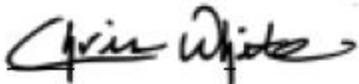
When I purchased the property for the purpose of rehabbing it, the property was being occupied by a single family. It wasn't until I brought an appraiser out to the property post-rehab that I became aware it is zoned for multifamily. Thus, now the reason for submitting this application packet for rezoning to single family use.

I believe a rezoning to single family is in the best interest of the neighborhood. There was no phased unit development for this property.

This single family residence is .156 acres. It's a 2,000 sq ft, 3 bed, 2.5 bath home with two off street parking spots in front of the home. Utilities are being provided to the home in the same way they were being provided to the home when I purchased it. None of that has changed to my understanding. I am not requesting any technical studies be completed by the City. I'm also not requesting any modifications or waivers.

Thanks in advance for your consideration of my rezoning request. Please feel free to contact me by phone with any questions.

Respectfully,

A handwritten signature in black ink that reads "Chris White". The signature is written in a cursive, flowing style.

Chris White
(303) 725-2299