

ATTN Stephen Thoskey, City planner.

TO; Board of adjustment, Marshalltown, Ia written 12/31/09

Re; Variance request 312 N. 5th St, Marshalltown, additional info., re- hearing 1/5/10

My son David Heddens was at the last hearing 12/15/09 for the variance to request this original duplex be again classed as that; It was years ago converted to a triplex and recently from an city administrative rule classed as a single family.

There were several questions and suggestions made to him on this property, which I will reply to.

1. Concerning 3 garage to the west. We can not find the person that owns the duplex to the South, being 310 N. 5th St. but from all finding we can make including assessors office, and plot maps that property is 48 feet wide and approximately 1/3 of the garage maximum is on 310s property indicating the South 1/3 of the garage is owned and used by them and the north 2 of the 3 garage my our property 312. The assessors office has 310 has having one garage so that fits. It Appears that this is a shared or common driveway with the property line being closer to 310 then our property.

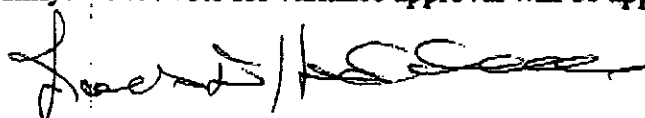
2 Lack of Garage door , in middle garage, and condition of garage. Garage door will be replaced / fixed this summer as will the garage roof. I ask this variance not being subject to this being done prior, to variance granting, because of the time factor. Its important on inside work being this winter as a duplex as it is designed, and not practical to do exterior garage work in the winter.

3. This variance to return to building original use and design as a duplex is rational, fair, and the right thing to do considering all factors and will improve the area, and return property its best designed use. Placing unreasonable limits as only to be owner occupied to be a duplex class would likely cause future resale problems, and risk planned improvement costs at this time as a duplex., but if required later to be resold as single family.

4. We will as possible try to influence the improvement of the property directly south of our property , for its in our best interest and if ever available may buy it.

I can understand area persons wanting my property improved, but making unreasonable & cost prohibitive requirements , and restrictions, could have the opposite effect. It could require the property be left as is and rented to a large family requiring 4 bedrooms, 3 baths, 2 kitchens and willing to live in duplex designed house. being required to used as single family. Your vote for variance approval will be appreciated.

Sincerely
Cell phone 641 750 4476



James D Heddens , Senior ; owner at this time. With son David Heddens to occupy.