

MAR - 9 2010

Planning Dept.

January 28, 2010

Planning and Development Department
City Hall 2nd Floor
31 Wakefield Street
Rochester, NH 03867

Attention: Planning Department

To Whom It May Concern:

Subject: Letter Of Intent

As of December 10, 2009, I became the sole owner of a property located in the city of Rochester, NH.

I have ambitions of meeting the current property rental market's demand. To do this, I need to expand my available options. The property is a three family home built in the 1800s. Currently I have two units available to the market and I have taken up residency within the third unit. Both units which are available for rent, consist of two bedrooms and one bath, each

. My desire is to remodel these two units and convert them into four units. I propose four apartments, each consisting of, one bedroom, one bath and an open area for a small kitchen and living space. I have been informed that there will be an issue with parking due to current zoning requirements. The size and scale of this property does not allow me to add extra parking spaces while being compliant with zoning regulations, but, I believe there is an abundance of parking spaces available within the vicinity of this house. There are four parking spaces located in front of the house on Central Avenue. There is also a parking lot situated across the street from 162 Portland Street, which is own and operated by the State.

Property Location: 162 Portland Street

Tax map/Lot/Zone: 120/376/B1

- Each unit will be 600+ square feet within existing space.
- Units will be designed or arranged for efficiency.
- I also intend to upgrade the electrical service so as to accommodate the demand.
- Currently there are 6 parking spaces that serve this property. I proposed adding an extra parking area at 162 Portland Street.
- There is also State Parking available across less than 400 feet away across the street from 162 Portland Street, which has 15+ parking spaces.
- I do not intend to make any alterations to the existing exterior structure.
- I do not intend to make any changes to the structural framing on the interior besides framing and blocking off existing doors located at specific areas throughout.
- There will be some minor framing needed for new kitchen and bathroom locations