

Rochelle & Curtis Marsh  
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July 6, 2006

Dear Sir or Madame,

We are writing regarding your recent letter regarding the property at 805 Ohio Street.

As neighbors of the above mentioned property since 2000, we wish to express our concerns about the property having rental units within it. It is our understanding that Mr. Riedemann was first given permission to rent units in his house in order to produce income to repair the property. We feel that these promises were likely not kept as the appearance and repair of the property has not noticeably improved.

It is also our understanding that Mr. Riedemann has made unfulfilled promises regarding the condition of the neighboring property 809-11 as well. Only after your letter arrived did we notice clean-up efforts on both properties.

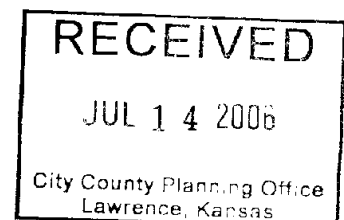
With the best interest of the neighborhood in mind, we ask that Mr. Riedemann's request be denied and that the rental units not be allowed on the 805 Property. We do not see how renting out units inside that house will be a benefit to the overall well being of the community.

Thank you for the opportunity to express our opinions and we want you to feel free to contact us if you have any further questions.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is for Rochelle Marsh and the one on the right is for Curtis Marsh. Both are written in a cursive, flowing style.

Rochelle & Curtis Marsh



## Old West Lawrence Association

July 12, 2006

TO: Lawrence-Douglas County Planning Commissioners  
FROM: Burdett Loomis, Acting President, Old West Lawrence Association  
RE: Proposal for 805 Ohio St.

The Old West Lawrence Association has had a continuing interest in the 805 Ohio property, from the 1980s, when it was a property in real disrepair, through its purchase by David Kimbrell and its subsequent purchase by Dan and Sherri Reidemann and Kenneth and Frances Reidemann. This property is important historically, to be sure, but it is even more significant as a major structure within our neighborhood that combines many single-family dwellings with a scattering of rentals and duplexes. OWLA appreciates the diversity of the neighborhood, yet the overall pattern of use has moved toward single-family dwellings, especially with the recent rezoning of much of the western part of the neighborhood.

When the association's members learned that Dan had asked for an extension and revision of his previous agreement, substantial discussion ensued. The blockworkers, officers, and other interested parties have expressed a general consensus toward the property. Overall, the neighborhood clearly appreciates the work that the Reidemanns' have done on 805 Ohio; without question, it is in better shape today than when they moved in. Renters at the property have not proven a problem, and the overall appearance of the house is a real plus for those in the environs of 8<sup>th</sup> and Ohio.

At the same time, OWLA members have expressed continuing concerns about the Reidemanns' plans for the property. First, many in the neighborhood see the Reidemanns as not living up to their original agreement with the city and the neighborhood. Plans do sometimes confront reality, but the neighborhood generally feels that it has been patient with the situation and that now the owners simply want to extend a use that was thought to be temporary. Second, it is unclear to the neighborhood the extent to which the owners have fulfilled the conditions of their original agreement with the city. At a minimum, OWLA has not been apprised of any progress or fulfillment of conditions.

In looking over the original adaptive reuse agreement, OWLA members have expressed strong opinions that any extension must be *temporary* and must *not be regarded as a precedent in any way*. By and large, OWLA sees the original adaptive reuse agreement as effectively addressing both these concerns and requests that any extension do so, clearly and completely, as well. Especially in the wake of the down-zoning in the western blocks of Old West Lawrence, we do not want this project to open the door even a crack toward higher density and more apartments within the neighborhood.

In the end, OWLA's officers, blockworkers, and interested members will support a tightly drawn extension of the Reidemanns' adaptive reuse agreement, as long as it is clearly temporary, does not set any kind of precedent, and clearly requires the property to return to single-family status at the end of the extension or when the Reidemanns sell the property and/or move out. The conditional reuse cannot be transferred to a subsequent owner.

At the same time, we would like to know about the previous promise to demolish the duplex to the South of the 805 property and the length of the current request for an extension, which would mean more than 20 years of "temporary," exceptional land use. We would anticipate that any agreement would be for less than ten years and would contain a provision that no further extension would be allowed.

We hope, anticipate, and expect that the Reidemanns will accelerate their work in improving this property, under the conditions of the new agreement. OWLA's members look forward to cooperative efforts to make sure that the back alley and the property's environs are well maintained and in keeping with the residential nature of the neighborhood. And we trust that they will live up to their agreement with the city and that the city will actively verify that the conditions of the extension are being met.