



Wadsworth

February 2nd, 2015

Mr. Alex Getchell, Associate Planner
Franklin Board of Zoning Appeals
Franklin City Hall
70 E. Monroe St.
Franklin, IN 46131

Dear Mr. Getchell,

My wife (Emily), my 17 month old daughter (Ava) and I have lived at 901 E. Jefferson St. for the past 6 years. Our home is directly west of the single family dwelling indicated in case number ZB 2015-01 (UV & V). We strongly oppose Lambda Chi Alpha's petition to utilize 949 E. Jefferson St. as a fraternity house.

When we purchased our home from Franklin Heritage Inc. in 2009, we gutted the interior and completely renovated it back to a single family dwelling. As newlyweds at the time of our purchase, we saw our home as an investment for our future and a great community to start our family. So far it has proven to be exactly what we thought. However, if this petition goes through a good majority of our sweat equity will be gone.

Enclosed you will find a marketing flyer from Franklin Heritage Inc about our property before our purchase. I think you will see that it clearly illustrates the effect one property can have on on the surrounding community and city. Also, I have enclosed a letter and supporting document from Greg Leugers (a local Franklin real estate agent) giving his professional opinion on the effect a fraternity house next door will have on my property values.

Sincerely,

Ryan Wadsworth



901 E. Jefferson Street
Franklin, Indiana 46131



FRANKLIN HERITAGE INC.

EST. 1983
FRANKLIN, INDIANA



Imagine what one property can do...

Franklin Heritage's restoration of 901 E. Jefferson Street is just one example of the significant impact that home restoration projects can have on its surroundings.

- Prior to Franklin Heritage's purchase of the property, the home was the subject of more police/911 calls than any other in the City of Franklin. Since Franklin Heritage acquired the home in March, there has not been any police runs made to the property.
- Through the purchase of the property, Franklin Heritage saved various city agencies including the police, planning and health departments, the time and monetary costs required to perform unnecessary duties involving regulations, violation notices, etc.
- In addition to undertaking the cost of restoration, Franklin Heritage has shouldered the cost of insuring a vacant property against vandalism and accidents, helping to ensure the safety of the neighborhood.

- Franklin Heritage's restoration of the property resulted in a significant increase of the property's assessed value.
- The restoration of the property has prompted the neighbors to renovate their homes, resulting in an overall improvement of the neighborhood.
- Franklin Heritage returned the structure to a single-family dwelling, which will be owned rather than rented, providing for more stability in the neighborhood.
- Had the property been condemned, the city would have had to bear the expense of demolition.
- Franklin Heritage's investment in historic property in Franklin now exceeds one million dollars since 1998.
- Franklin Heritage's wages and taxes paid now exceeds half a million dollars.
- Contractors are hired locally and are required to give local distributors priority when purchasing materials.

Franklin Heritage, Inc. has successfully restored and resold four additional properties in Franklin. The properties at 901 and 425 E. Jefferson have been completed and are now available for sale.

To: Whom it may concern

My name is Greg Leugers and I am the Managing Broker and Owner of Keller Williams Hometown in downtown Franklin. I have been a Real Estate Agent for over 12 years and have a vast knowledge of what can cause the value of a home to increase or decrease.

When evaluating a home we look at many factors that drive the price one way or another. Whether the home sits next to railroad tracks, dog kennel, fraternities, lakes, woods, etc.... These are all factors that will drive the price one way or another.

The home at 901 E. Jefferson St, Franklin, IN 46131 currently does not have any of the factors mentioned above or other outside factors that would drive the price down or up. After studying homes around this one and in the area that are next to fraternities, I have come the conclusion that the market value of this home will decrease by at least 15%.

One factor that drives prices down on homes is consecutive days on the market. People perceive that something is wrong with the home if it has been on the market for a long period of time. An example of this is 720 E. Jefferson St, Franklin, IN 46131. This home is located right next to a Fraternity house and has been on the market now for 2,466 days. The home will end up selling well below what it could have if not located next to a fraternity. I am sure that is not the only factor that has caused it not to sell but it has been the number one complaint from perspective buyers.

Feel free to call me if you have any questions.

Thanks,

Greg Leugers
Managing Broker – Keller Williams Hometown
72 E. Jefferson St.
Franklin, IN 46131
317-443-9032



Residential/Condo Media: 13

BLC#: 21256100 **RES** **Status:** Active **Area:** 4105-Johnson - Franklin **LP:** \$159,900
#720 E JEFFERSON ST **Lt:** 39.4813 **Ln:** -86.0464 **Map:**
Town: FRANKLIN **Twp:** Franklin **Zip:** 46131 **County:** Johnson
Legal: SE S14 T12 R4 **Sec:** **Lot:** 0 **School:** Franklin Community
Tax ID: 410814044009000009 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$1,221
Subdiv: SE S14 T12 R4 **Tax Exempt:** None **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1876 **Est.Comp.Date:**

Loc: **Rooms:** 9 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 2
Parking:
Bas: Y/Cellar
Foundation: Basement-Brick

SqFt	FB	HB
Upper: 769	Upper Bth: 1	0
Main: 1,151	Main Bth: 1	0
Approx M/U Total: 1,920	Bsmt Bth: 0	0
Basement: 1,151	Total: 2	0
Approx M/U & BSMNT: 3,071		
% Finished Basement: 0-25%		
Source: Assessor	DOM: 503	CDOM: 2466

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	16X16	M	C	Y	Master:	15X12	U	C	Y
Family Rm:	16X14	M	C	Y	2nd:	15X11	U	C	Y
Great Rm:					3rd:	15X11	U	C	Y
Dining:	15X13	M	C	Y	4th:				
Kitchen:	10X9	M	V	Y					
Brkfst Rm:									
DenLibrary:	12X11	M	C	Y					

Directions

US 31 TO JEFFERSON ST(A/K/A HWY 44) TURN EAST FOLLOW THROUGH TOWN TO 720 ON THE LEFT

Property Description

a 1876 BEAUTY! FAMILY OWNED FOR 4 GENERATIONS! bEAUTIFUL WOODWORK & BUILT INS. HARDWOODS UNDER CARPETS, LARGE rooms, HIGH CEILINGS, UPDATES INCLUDE BATHS AND KITCHEN, NEWER ROOF, WINDOWS, C/A, HEAT, HOT WATER HEATER, SUMP PUMP, ALL APPLIANCES TO STAY. CLOSE TO FRANKLIN COLLEGE, PARKS, LIBRARY, AND DOWNTOWN, EASY ACCESS TO i-65, EASY COMMUTE TO INDY AND COLUMBUS.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

LESS COMMISSION IF SOLD BY LISTING AGENT, (SHARED DRIVE WAY) SELLER DOES NOT PAY FLOOD INSURANCE.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Vinyl
Master BR: **Areas:** DenLibrary, FormallvRm, FoyerLarge, GreatRoom
Appl: Dishwasher, Dryer, GrbgDispsl, Microwave, O/RGas, Refrigeratr, Washer
Equip: SmokeAlarm, SumpPump, WtrSftnPd **Porch:** PorchCovrd, PorchScrnd
Lot Info: TreeMature, Sidewalks, StrtLights **Eating Area:** FormalDR, KitUpdated
Lot Size: 55X189 **Acres:** <1/4 Acre **# of Acr:** 0.15 **Interior Amen:** AtticAcces, WdWkStnPnt, ScrnsCompt, HrdwdFloor, WinVinyl
Exterior Amen: DrvConcret

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: GasConn, CableAvail, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON **Ownshp Int:** None **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

KWIN02 : Keller Williams Indpls Metro S **OP:** 317-882-5900 **OF:** 317-882-5959 **Fdbk Email:** dj5775@embarqmail.com
LAgnt: 12265 : Deena Wilham **Pref:** 317-753-2945 **PF:** 317-346-6367 **Show:** 317-955-5555 **Fdbk:** 317-753-2945
Team Name: **Hm:** 317-753-2945 **Ofc Ext:** 0 **Cell:** 317-753-2945 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** Y **Pager:**
Con2: **Auction Lic#:** **LD:** 09/17/2013 **BAC:** %3.5
Disc: **Disc Other:** DEFNN **XD:** **Entry Date:** 09/17/2013
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 10/30/13 **WD:** **Chg Date:** 10/09/2014