

Variance Use For
70 North Home Avenue
Franklin, IN

Dear Franklin City Council,

May 16, 2016

I am writing to you my letter of intent with the home located at 70 North Home Ave. This home has been on the market since 2014. It has sat vacant for months. Currently, my husband and I have a signed purchase agreement with the seller. We want to purchase the home to turn it into a boutique for vintage home décor as well as, women's and children's fashion. My foundation will be based upon original antiques, as I am currently an antiques vendor in Franklin. We want to be more than just another antique shop though. We want to bring in the chic fashions that women, teens and children love that they cannot buy at the department stores.

My family and I built our farmhouse in Franklin (Clark Township) over five years ago. We always did all of our shopping, dining, business in Greenwood and Southport. This all changed on Mother's Day weekend 2015 when my mother in law and I came to Franklin to do some antiquing. I fell in love with the shops. My absolute favorite store became "The Marshmallow Monkey". I started coming back about twice a month just to shop there. Then this fabulous pizza place opened up, "Greek's Pizzeria". It has now become our favorite place to dine with our family and friends. This past January, I became an antique's vendor inside "The Rugged Roost Vintage Market" located on Madison Ave. So now I do business in Franklin. Our whole family loves the town of Franklin. It is now our hometown.

I love to drive through Franklin. It is a town unlike any other in my opinion. It is a town filled with a rich history and it shows with all of the restored Victorian era homes. It's a town looking towards the future with wide eyes. Businesses are coming to Franklin. The downtown square is always bustling. It is becoming a tourist destination now. Our great parks, walking trails, city pool, Franklin College, bakeries, breweries, restaurants and of course the adorable shops all do their part to bring in business and make Franklin a lovely place to raise a family. We want to be a part of Franklin's growth.

Our plans with this beautiful home at 70 North Home Ave. will be to restore it to it's original beauty. Currently, the home is vacant and dilapidated. The porch roof is sagging and rotted from rain. The paint on the siding is chipped and peeling off. The trim around windows is missing exposing more rotted wood. My husband and I are lovers of historic homes. We have restored two historic homes in Indianapolis and built a new farmhouse here in Franklin that people think is over a century old. We love preserving the past. We have no intentions of taking away from this home. We only want to restore, preserve and enhance it. This house will always look like a home. It will be loved and maintained by our family. We have no intentions to remove the kitchen or tear down walls on the inside. We love the way the house is on the inside. It has a great flow for a shop.

I have spoke with some of the neighbors this spring about my idea with opening a boutique at this location. They were happy to know that someone was wanting to restore this home and especially did not want to see this home be turned into another rental property. This home is surrounded by rental properties. Renters come and go and the neighbors/home owners around want that security of knowing who is moving in next door. This is my concern that the longer this beautiful home sits vacant it will be bought as a rental property. It is also the concern of the neighbors I spoke to as well. Our goal is to bring more value to this home. We will take pride in it not only as home owners, but as shop owners. We will be quiet neighbors. Our hours of business will be day time only 3 – 5 days/week. This house has it's own private driveway where we can park two vehicles side by side along with a two car garage. Parking on the street has six spaces along the Mount Zion General Assembly Church which runs parallel with Home Ave. Most of our customers, will be visiting us on foot. They will probably park around the courthouse or near the cluster of antique shops further east on Jefferson St. and walk to our location. This house is only 90 feet away from Jefferson St.

I hope that I have stressed my passion for this home and love of Franklin to you. This boutique would be our dream come true. Our love of old homes, mixed with our love of restoring antiques and using our love for our three children as inspiration for a clothing shop will only shine through this home. I hope that you will truly consider variance use from residential to business to help us live out our dream and give back to the community we love so much. Thank you for your time.

Sincerely,



Tracy R. Bohler