



October 29, 2021

Board of Zoning Appeals  
City of Van Wert  
Van Wert, OH 45891  
419.238.1237

Dear Board of Zoning Appeals Members,

The Van Wert County Foundation is requesting approval for a Conditional Use be granted at the following addresses: 121 N. Washington St., 123 N. Washington St., and 125 N. Washington St. in the City of Van Wert. The request is specifically to allow for residential units to be within part of the first floor level.

As part of the Van Wert Forward downtown revitalization project, new residential units are being planned throughout some of the buildings. These units will mostly be located on the second and third floors; however, in the case of 121-125 N. Washington Street, 3 residential apartment units are being proposed for the first floor level. We have listed some of the reasons for which we feel our request is reasonable for the Board of Zoning Appeals to approve:

- These units would not front a primary street (Main Street or Washington Street). They will, instead, be accessed from a private courtyard which is a formerly vacated alley located off of Jackson Street.
- The building in question meets required fire rating separation. The entire building will be sprinkled and will be in full compliance with fire code.
- First floor space is 4,650 sq ft. Total proposed residential space is 1,715 sq ft. Total proposed commercial space is 2,935 sq ft. Less than 40% of the footprint of the first floor is proposed for residential use. The majority is planned for retail or office space.
- Each commercial unit still maintains secondary rear access.
- Window treatments are to be installed in the residential units to maximize privacy for both the residents and passersby.

Thank you for considering our request to allow for residential to be located on the first floor level of 121-125 N. Washington Street as a Conditional Use.

Sincerely,

A handwritten signature in cursive script that reads 'Laney Nofer'.

Laney Nofer  
Planning + Resources  
Van Wert County Foundation