

Kaley Brown, Executive Director
Whittier Alliance
10 east 25th Street
Minneapolis MN 55404

January 10, 2021

Dear Ms. Brown, and the Whittier Alliance Team,

My name is Jean-Claude Drui, proud owner of the property located at 2401 Pillsbury Avenue South. I am writing to you, to introduce myself and also to familiarize you with my plans to update, renovate and preserve this beautiful home.

The # 1 goal is to keep the house in its current splendor, while renovating the interior, bringing the electrical and plumbing up to code, installing interior fire suppressant sprinklers, and upgrading its use to a 4 plex while keeping it "affordable" to its occupants. My goal is to work within the Minneapolis 2040 vision planning to make these changes. The 6,000 plus square feet of the existing home certainly supports this change in use with almost no change to the exterior of it. There is also already an approved Accessory Dwelling Unit above the garage on this property, which would bring the total number of dwelling units to five. I am also working with the Minneapolis 4d Affordable Housing Incentive Program to sync energy efficiency and affordability of rents which are promoted by that initiative.

I have engaged Marc Sloom, from SALA Architects to help with the process. SALA Architects has a long and outstanding reputation for excellent community-based work. You may see more information about SALA Architects at salaarc.com and Marc Sloom can be reached at msloom@salaarc.com

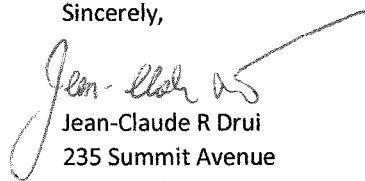
Senior City Planner, Andrew Frenz, at the City of Minneapolis – Community Planning and Economic Development Office is also guiding us in this process. Some key points we have learned from Andrew are as follows:

- To make these changes the property would need to be re-zoned from R2B to R3 and it would need a Cluster Development Conditional Use Permit.
- The 2040 Plan already designates this site as "Interior 3", so the city could potentially support rezoning to R3, and potentially support approving a Conditional Use Permit (CUP) for a cluster development.
- Lastly, approval of this Re-Zoning and CUP would also trigger the need for an official zoning variance to allow vehicles to continue to park on the existing bituminous paving in the back yard, as they currently are doing, since they need to use the alley to reverse into or out of these parking spaces. My understanding is that the City of Minneapolis would be supportive of this variance request also.

I would welcome the opportunity to meet with you to further familiarize you with the project and answer any questions you may have. I am open to meeting in person or via Zoom, whichever is more beneficial to you. I believe this project will bring new life and fresh energy to the corner of 24th and Pillsbury and I humbly ask for your support as the project makes its way through the approval process.

I can be reached at 808-478-6707 or via email at jcdru@euraminc.com

Sincerely,


Jean-Claude R Drui
235 Summit Avenue
Saint Paul MN 55102