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December 8, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of two condominium units at 308 Eliot Unit 1 and 2 in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

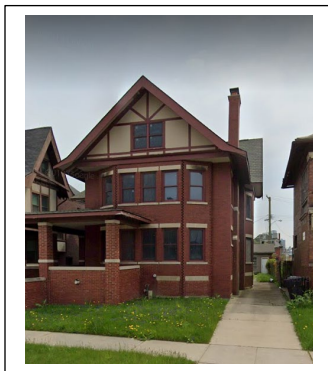
The office of the City Planning Commission (CPC) via the City Clerk's office has received applications from the RT Toft Company LLC requesting Neighborhood Enterprise Zone (NEZ) certificates for the rehabilitation of an existing building at 308 Eliot which includes two condominium units. The property is generally located on the south side of Eliot Street just west of Brush Street. Below is an image of the existing building. The request is for a 15-year abatement.

The anticipated cost of rehabilitation for each unit is \$192,530. The major rehab work will be done to create the following: Unit 1 is comprised of a 1,800 square feet on two levels and includes a front room, kitchen, three bedrooms, and 2 ½ bathrooms; and Unit 2 is comprised of 2,300 square feet on three levels and includes an office, kitchen, dining are, living room, three bedrooms, and 3 full baths.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of City Council on July 17, 1996.

The NEZ certificate applications appear to have been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted certificate applications dated June 29, 2020, to the City Clerk's office. A building permit was issued on November 18, 2020. Renovation work on the building is continuing and has been delayed in part by COVID-19.

CPC staff has reviewed the applications and recommends approval. The City Clerk's office is submitting a resolution for approval. Please contact our office should you have any questions.



Respectfully submitted,

Marcell R. Todd, Jr.
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner CPC

cc: Angela Jones, City Clerk's Office