

TO: Laura Talley, Planning Director

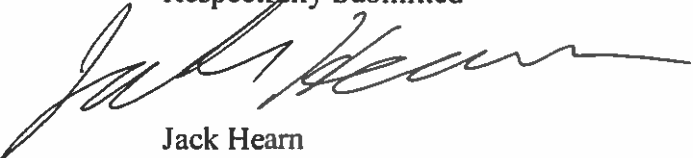
DATE: December 15, 2017

RE: 402 Yoalana Street, Lot 100 of Iron's and Grahams Addition

I am constructing a new single story 1,360 sq. ft. residence on the rear of the property. This will become the main residence. A remodel of the existing single story rock and frame home on the property, if approved by the Planning and Zoning Commission and City Council, will be reclassified as an accessory dwelling. I plan to remodel this old home and convert it to a Bed and Breakfast. I think remodeling this home will keep part of the old Boerne charm alive. I will take the old home back to the original structure and reduce the footprint of the building. All buildings on my property are being done with consideration of the Pecan and Ash tree's to be preserved, I consider these tree's the same as Gold.

I've provided some pictures and a site plan showing the existing home and the proposed home and trees to be preserved. I appreciate your consideration of this request.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Jack Hearn", written in a cursive style.

Jack Hearn