

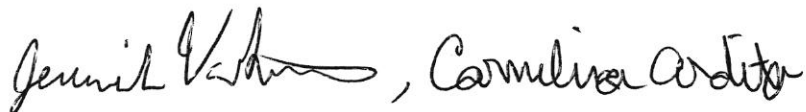
To Whom It May Concern,

We, Jeremiah Van Deventer and Carmelina Ardito, are applying for a Special Use Permit for Parcel 0120011800 (2750 Hardy Rd). This property is currently zoned A1 and requires a Special Use Permit to operate our business.

We wish to purchase the property, which consists of roughly 36 acres and has an existing 44'x70' post and beam building connected to a 3 bedroom septic field, freestanding well, and 200 amp underground service to service panel outside building. There is an existing gravel driveway and large gravel parking lot in front of the building. Plumbing from the septic is roughed in and we plan to finish installing a bathroom. We also plan to fully insulate the building. There is an existing electrical service outside the building, but the inside is not wired yet. We plan to wire and install lights and outlets.

We plan to run our small business out of this existing building after we have finished the inside as described above. The building and gravel parking area are tucked away and not visible from the main road. They are entirely surrounded by trees, which we plan to leave standing to act as a buffer for privacy and sound between our neighbors. There are no current plans to add additional buildings or alter the landscape in any way pertaining to the business. The only portion of the property we plan to use for business related uses is this 44'x70' building. We also plan to build a house and live on the property full time. We plan to use the remainder of the acreage for residential purposes..

Our business consists of doing custom van conversions. Our sales are all online and we do not plan to have a showroom or office at this time. We are currently very small with 2-3 people working on any given day. We are the primary 2 out of the 3 people. In the event our sales increase, we anticipate having up to 6 employees at this location. We generally have a Monday-Friday work schedule with work hours between 10am and 6pm. Our work consists of designing our floor plan, installing windows, insulating and wiring, doing some woodworking, installing solar panels and batteries, installing fresh and gray water tanks and associated necessary plumbing, and doing some minor upholstery. We currently work on one van at a time, sell it, and then buy another van. Completion of a project takes about 2 months. Due to the large space of the existing building on the property, we hope to work on 1-4 vans at a time depending on our sales demand. This property fits our needs perfectly because the existing large building has three 14'x14' garage doors which will allow us to easily fit up to 4 vans and all tools inside. All work will be done inside the building and all business related vehicles would be stored inside the building. We believe we will be a great addition to the Franklin County community.



Jeremiah Van Deventer, Carmelina Ardito