

1078 WEST BOYLSTON STREET ZB-2024-054



9/11/2024

To Whom It May Concern,

The purpose of this letter is to elaborate on the planned operations of my business. I am seeking to use a Class II used vehicle license to purchase cars and motorcycles. The sales will be on a very small scale as the primary purpose is to maintain an inventory of roughly 10 automobiles for rent. Cars will be sold as needed to replace the existing inventory once they reach a certain mileage and age with the occasional purchase and resale. We do not plan on having more than 15 cars on site at any given time. I am also hoping to sell a small amount of motorcycles. A few of the motorcycles will be staged close against the front of the building and brought into the showroom at night. Motorcycles will only be staged in front or inside the showroom. Per the enclosed updated site-plan, customer parking will be designated behind our office and our spaces are designated as "DV". We also annotated the plan with the five motorcycle parking spaces drawn to scale at 4.5 by 8 feet behind the proposed landscaped area adjacent to the street.

Myself and one other employee will be operating the business. Employee parking will be in one of the "DV" designated spaces. All of our vehicles will be thoroughly serviced prior to moving them to the lot. Any leaking or potentially hazardous vehicle will not be moved to the lot until repaired. To further mitigate any possible contamination, as a precaution, we will keep speed-dry quick absorption material on site.

Lastly, per your request, following is the list of other businesses: Trophy Shop 1200 sq ft, Hair Salon 1800 sq ft, Doctor office 1400 sq ft, Community Health office 600 Sq ft, Massage office 350 sq ft, Admin office (Vacant, formerly Star Rental admin office), Tattoo shop 800 sq ft.

In addition, the majority of the businesses located at the location operate occasional days and by hourly appointments. Therefore, traffic and parking is minimal.

Thank you for considering my request. Please do not hesitate to contact me with any questions or concerns,

Sincerely,


John Marcultiis

508-208-5766

JohnLends66@gmail.com