From:	Justin Hetherington
To:	Thompson, Alexis
Subject:	215 Broadway Opinion
Date:	Wednesday, April 14, 2021 3:15:44 PM

Dear members of the Board,

My name is Justin Hetherington and my wife, Nicole Hetherington, and I live right off of Broadway on Almy Street. I have worked and lived on Broadway for almost 10 years now and have seen the many changes it has gone through. I strongly support Aref Shehadeh's plan to repurpose a beautiful marquee Broadway building.

Aref gave me a tour of 215 Broadway and it is a huge building relative to others on the street. It underwent a large renovation years ago and the basement was expanded and made to have 9'+ ceilings. To me, 12 units is the perfect size for the building and also the lot. The lot is generously sized and will contain the tenant's vehicles fine.

I am a real estate broker in the area and can attest to the difficulty of renting large apartments and offices residing in residential buildings. Allowing smaller units will make the apartments more affordable.

Aref has explained to me that neighbors are concerned with short term rentals going there. Being close friends with him, he explained that he has a particular ownership structure with this building that does not lend itself to short term rentals. He expressed he is willing to sign anything as a covenant to the approval.

I know Aref to be a very caring individual and he and his wife live and work in Providence, there is no better owner for 215 Broadway.

Thanks-
Justin and Nicole Hetherington

Justin Hetherington

Sales Associate

380 Broadway

Providence RI 02909

401.952.6096 - Direct

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