



BUILDERS / DEVELOPERS

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October 20, 2003

City of Rochester Hills
Department of Planning
1000 Rochester Hills, MI 48309

RE: Hamlin and Livernois Property
Letter of Intent and Change Request

Dear Gentlemen:

Our intent for the property at the southwest corner of Hamlin and Livernois is to develop approximately forty (40) brownstone condominiums with two (2) car attached garages.

This would require changing the zoning from R-3 to RM-1, which we believe is consistent with current and future land use pattern along the corner of Hamlin and Livernois. In addition, this zoning is consistent with other corners and buffers used in the City between busy roads, commercial or industrial zoning and a residential zoning.

The change would consolidate the zoning pattern similar to Rochelle Park Condos (to the west of property), and the condos at the corner of Crooks and Hamlin as a transitional buffer to the industrial property to the north and busy traffic at Hamlin and Livernois.

This type of housing would be a fresh and stately look designed with adequate buffers and architecture which would guarantee it's success as opposed to R-3 zoning which would have over six (6) or seven (7) curb cut on Hamlin Road (we would only have one), and not very desirable location for single residential homes. And a change to RM-1 would be less intense on traffic and schools than current R-3 zoning as statistics have proven.

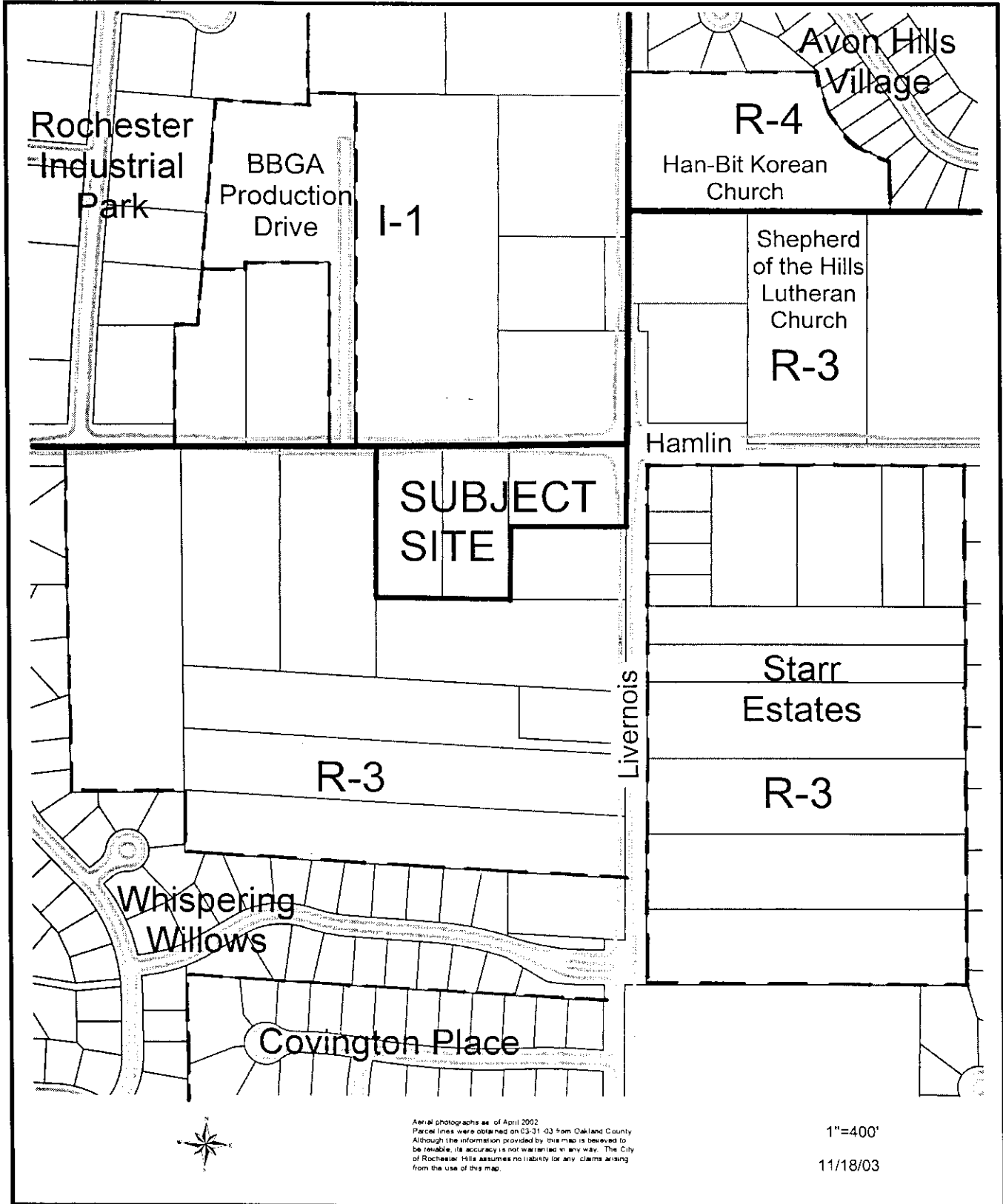
We appreciate your consideration in this matter and look forward to hopefully proceeding in the future.

Respectfully,

Salvatore J. Palazzolo
1264 Muirwood Ct.
Rochester Hills, MI 48306

EXISTING ZONING

City File No. 03-020



Aerial photographs as of April 2002.
Parcel lines were obtained on 03-31-03 from Oakland County.
Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Rochester Hills assumes no liability for any claims arising from the use of this map.

1"=400'

11/18/03