



Honorable City Council and Planning and Zoning Commission of Allen,

A very distinct hardship has evolved during the 5 years the building at 261 W Exchange and Hwy 75 has been built. Architectural elements on every face of this building, including residential exposure, are at a class A level with an attraction that exists nowhere else on the Hwy 75 corridor in Allen or the surrounding cities. The intent achieves an experience no other city has for passing travelers and neighbors. The isolating and visually hindering wall on Hwy 75 extended to the Northern corner of this commercial property deteriorates this valuable city investment.

A noble attempt using material that does not completely block vision through the wall has offered no help. The wall acts like a mirror always covered with dirt. As one approaches, it offers a completely distorted view due to the angled line of vision through the mirrored, dirt covered material.

A 5 year period of time has provided an adequate test to define this hardship. Studies have proven that barrier walls do not accomplish sound deterrence from both the east and west coast where these walls originated and are no longer used; this acrylic wall has failed. The building by itself deflects and absorbs more sound than the wall. The wall has stimulated negative Facebook comments directed toward The Dentist of Allen presently occupying this building.

Every week, people exploring with curiosity, visit our building asking what we do! Rachel Achterhoff, our front desk consierge, delivers a tour and information to these guests who have driven right by our monument sign. This sign is timberframed in massive cypress beams, interlocking, pegged, mortise and tenoned, illuminated with our logo we wear on our shirts, and raised in a stone checkerboard base. They are always struck with surprise. When we frequent local restaurants as a group celebrating staff birthdays, people may be slightly familiar with the building but never guidance from our sign. Their response is always "I didn't know that was a dentist office; where is it again"?

Building appraisals provided in 2012 during a dramatic real estate downturn in our nations history provided an assessment of \$3,000,000 supporting the loan covering the costs to

build this 6000 square foot building. The present day county appraisal is \$1,600,000 during the highest appreciating real estate period in years but the value is lowered to almost half. Refinancing is not an option. The wall passing completely across its boundary, has irreparably deteriorated the value of this Hwy 75 commercial property and any effectiveness from a monument sign.

Exposure is an expensive feature shared by properties on Hwy 75 frontage. This commercial building was constructed prior to the wall and was stripped of a valuable asset. Every possible attempt by the occupant of this building to absorb this loss has been exhausted acting as the guinea pig to this progressively deteriorating situation.

I am requesting an opportunity to offset this distinct hardship with a digital sign detailed in our application, elevated to a level visible to approaching traffic both north and south on Hwy 75.

Sincerely,
David Bishop DDS