

From: Carolyn Kubis <godzillakubis123@yahoo.com>
Sent: Tuesday, April 27, 2021 7:17 AM
To: Robert Long <rlong@edckc.com>
Cc: angie splittgerber <asplittgerber@gmail.com>
Subject: 3400 Campbell

We live at 3401 Charlotte, directly behind 3400 Campbell and have watched months & months of work being done on that house. There is no blight, period, on the exterior as work is being done on it almost daily. As with many of our neighbors, we have spent thousands of dollars in the 23 years we've lived here maintaining and improving our property & never got or expected a tax abatement. We don't see why the owner of 3400 Campbell should expect an abatement for conditions which don't exist.

Carolyn & Kit Kubis



Johnny Youssef <johnnysyoussef@gmail.com>

New build on 3400 Campbell

Joe Evans <evans.out@gmail.com>

Tue, Jun 23, 2020 at 11:53 AM

To: Bradley.Wolf@kcmo.org

Bcc: johnnysyoussef@gmail.com

Dear Mr. Bradley.

My name is Joe Evans and I live/own at [814 e 44th St](#) in KCMO. Johnny Youssef has sent me the rendering of the new build on the lot by 3400 Campbell. Based on the drawings and the details received, I am in support of the new development as I believe it will create value to the neighborhood and improve the aesthetics compared to an empty lot.

**Thanks,
Joe Evans**



Johnny Youssef <johnnysyoussef@gmail.com>

3400 Campbell Proposal

Josh Christophersen <josh@jchristo.com>

Tue, Jun 23, 2020 at 12:02 PM

To: "Brad Wolf (bradley.wolf@kcmo.org)" <bradley.wolf@kcmo.org>

Hi Brad, I'm writing to let you know that Johnny Youssef has shown me the rendering and plans for a possible new build on the lot next to 3400 Campbell. I wanted to write and say that I am in support of the new build. I believe it to be a great use of the space, adding value and character to the neighborhood. As you know, my family and I live and own our house at 3819 Walnut St. We walk by 3400 Campbell very often. That corner unfortunately has been an eyesore in the neighborhood and I'm excited about the possibility of this new build.

-Josh Christophersen

3819 Walnut St

Kansas City, MO 64111



Johnny Youssef <johnnysyoussef@gmail.com>

Buildling on the empty lot adjacent to 3400 Campbell

rogg.kenton@gmail.com <rogg.kenton@gmail.com>

Wed, Jun 24, 2020 at 10:48 PM

To: Bradley Wolf <bradley.wolf@kcmo.org>

Cc: Johnny Youssef <johnnysyoussef@gmail.com>

Hi Brad,

I just moved into the Hyde park area on Walnut street. Johnny shared his plans to develop the empty lot next to 3400 Campbell street. I support his plans to develop the lot and from looking at the renderings, I think it does a great job of blending in with the historic houses in the neighborhood.

Thanks,
Kenton



Johnny Youssef <johnnysyoussef@gmail.com>

4400 Campbell Variance

1 message

Slawik Pech <slawikpech@gmail.com>

Mon, Jul 6, 2020 at 11:25 PM

To: patty.noll@kcmo.org

Bcc: johnnysyoussef@gmail.com

Dear Patty,

I would like to express my support for Mr. Youssef's request to allow short-term occupancy of up to sixteen guests at 4400 Campbell.

I was serving my second term on the Hyde Park Neighborhood Association board in 2014 when Mr. Youssef listed 4400 Campbell for sale after completing a \$250k renovation on this previously blighted property. The terms under which Mr. Youssef had been able to buy the property at a significantly discounted price from the Land Bank specified that he had to spend at least \$70,000 on the property and would need to try selling the house as a single-family residence. The house had at one point even been an illegal 6-plex (see code inspection cases from 2004), was abnormally large compared to surrounding properties at 4600 sqft, and in very poor shape when Mr. Youssef purchased it. He more than fulfilled his obligation under the Land Bank's terms and invested far more than he needed to. The house was listed for sale, with a starting price at the going sqft pricing for six months in 2014, incrementally seeing price decreases reducing the list price by more than \$100,000 before Mr. Youssef took it back off the market, not having received a single offer. By the time he delisted, Mr. Youssef would have been close to losing money on his investment.

The terms of the Land Bank agreement were clear: if the house would not sell as a single-family residence, Mr. Youssef would be free to convert the house to multi-family with neighborhood approval. To that end, the house is still zoned as a duplex. Which is nothing unusual, in fact the house directly north of 4400 Campbell (4346 Campbell/814 E 44th) is also zoned and used as a duplex.

Mr. Youssef showed good faith to comply with neighborhood expectations twice: once to invest far more into the renovation than what was expected, and two by not turning the house into two rental units, for which he wouldn't need any special approvals at this point.

I know from my own experience and from Mr. Youssef's statements that actually having a group exceeding 8 guests visit happens only on a small portion of days each year. Since Mr. Youssef has operated under those parameters before the city was finally able to craft sensible legislation, he can probably share those numbers. Most of the time, the house is more likely to attract smaller groups. Mr. Youssef assured me that he has implemented safeguards to ensure his neighbors' right to peaceful enjoyment of their properties, and it is reflected in the statements of his next-door neighbors to the north, at 4346 Campbell. Because the homeowner, Rebecca Evans, is a close friend of mine, I've visited there on occasion and talked about Mr. Youssef's property, and Rebecca never mentioned it in a negative light.

I believe that your department can easily justify the variance approval based on the fact that the property is currently zoned as a duplex and comprises of 4600 sqft.

Sincerely,
Swjatoslaw Pech
Hyde Park resident since 1999



Johnny Youssef <johnnysyoussef@gmail.com>

FW: 3400 Campbell

Del Hedgepath <dhedgepath@delpropertieskc.com>
To: Johnny Youssef <johnnysyoussef@gmail.com>

Wed, Jun 24, 2020 at 2:29 PM

From: Del Hedgepath [<mailto:dhedgepath@delpropertieskc.com>]
Sent: Wednesday, June 24, 2020 2:28 PM
To: 'Bradley.Wolf@kcmo.org'
Subject: 3400 Campbell

Dear Mr. Bradley,

My name is Del Hedgepath and I reside at 5236 Mercier Kansas City MO. 64112. I own numerous single family and multifamily properties in Mid-town and more specially The Hyde Park Neighborhood.

I am writing today to voice my full support for a single family in-fill property to be built on the vacant lot to the immediate South of 3400 Campbell Ave.

I've reviewed the proposed drawings and the size, materials and design are, in my opinion, a perfect fit for that area of Hyde Park. It's my understanding the project has requested zero abatements or incentives and I have to believe it will lift the values of the entire block.

Regards,

Del Hedgepath

-

Del Properties

3535 Broadway Suite R101. Kansas City, MO 64111

Direct: (816) 898-7770 Office: (816) 326-8900

Email: dhedgepath@delpropertieskc.com

WEB: www.delpropertieskc.com

Susan Tumey

From: Robert Long
Sent: Tuesday, April 27, 2021 11:47 AM
To: Susan Tumey; Dan Moye
Subject: FW: 3400-04 Campbell

ROBERT LONG, EDFP
Senior Development Services Specialist

ECONOMIC DEVELOPMENT CORPORATION OF KANSAS CITY
300 Wyandotte | Suite 400 | Kansas City, MO | 64105
d: 816.691.2104 | www.edckc.com

From: Del Hedgepath <dhedgepath@delpropertieskc.com>
Sent: Tuesday, April 27, 2021 11:34 AM
To: Robert Long <rlong@edckc.com>
Subject: FW: 3400-04 Campbell

Caution: Email originates outside EDCKC. Please stop and think before clicking a link, opening attachments or entering credentials.

Hello Bob,

Hope all is well!

I'd like to give my official support for the proposal from Johnny Youssef for the properties located at 3400-04 Campbell KC Mo. The vacate lot is a blight in the neighborhood and the proposed new construction duplex is a perfect fit with the neighboring properties.

I own numerous properties in the Hyde Park Neighborhood one being The Alps at 20 W 36 St KC MO.

I further support a property tax abatement for the property knowing that these infill properties are nearly impossible without a reasonable property tax abatement.

Sincerely,

Del Hedgepath

3535 Broadway R1010

Kansas City MO 64111