



Vernon May
Vernon May Solutions LLC
110 7th Ave SE
Oelwein, IA 50662

Community Development Department
City of Oelwein, IA
20 2nd Ave SW
Oelwein, IA 50662

To whom it may concern,

14th June, 2021

Vernon May Solutions LLC (VMS) is in the process of purchasing the property and buildings at 1709 South Frederick in Oelwein, Iowa. There are three sections to the main building that are already separated. A different use for each section is planned. Furthermore, there is a "commercial" garage near the northeastern corner of the property.

Residential Section

The back portion of the main building includes:

- A kitchen
- A living room
- A dining room
- 2 bedrooms
- Full bath

This approximately 1,200 square feet section will be either rented out or used as a company apartment.

"Lab" Section


The front section of the building (except for the front reception area) will be used as a training/laboratory area with individual workstations created for each use. This section includes 5 separate work areas and is approximately 1,100 square feet.

Retail Section

The northwest corner of the main building is a reception area. It is approximately 600 square feet and will be the retail section of the building. After improvements, the parking lot and garage will also be part of the retail operation.

Per the C2 commercial zoning policy, I request a special exemption. Please, find a check for \$75 enclosed.

Vernon May Solutions LLC
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Vernon May,

Chief Technologist