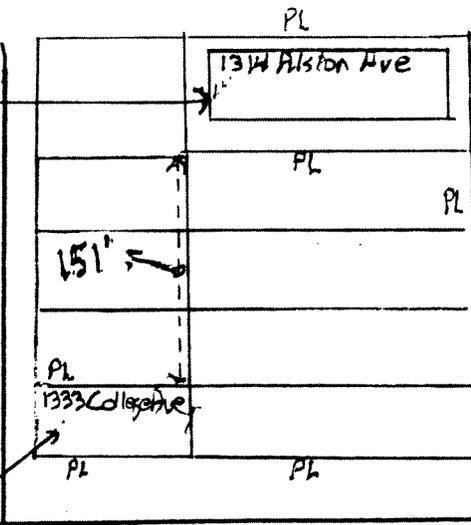


AA11-00003

1884
Recovery
Rm.



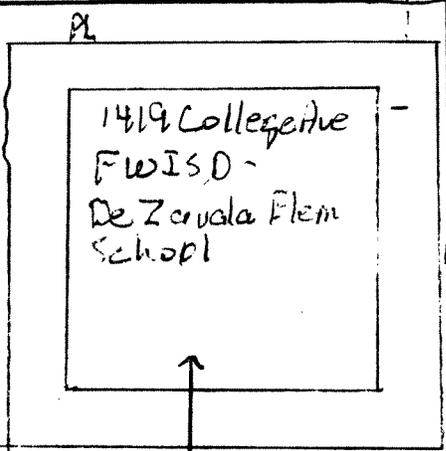
College Ave
Baptist
Sunday School

(Building is vacant + for sale and is
not considered a church)

253'

W. Morphy St,

College Ave



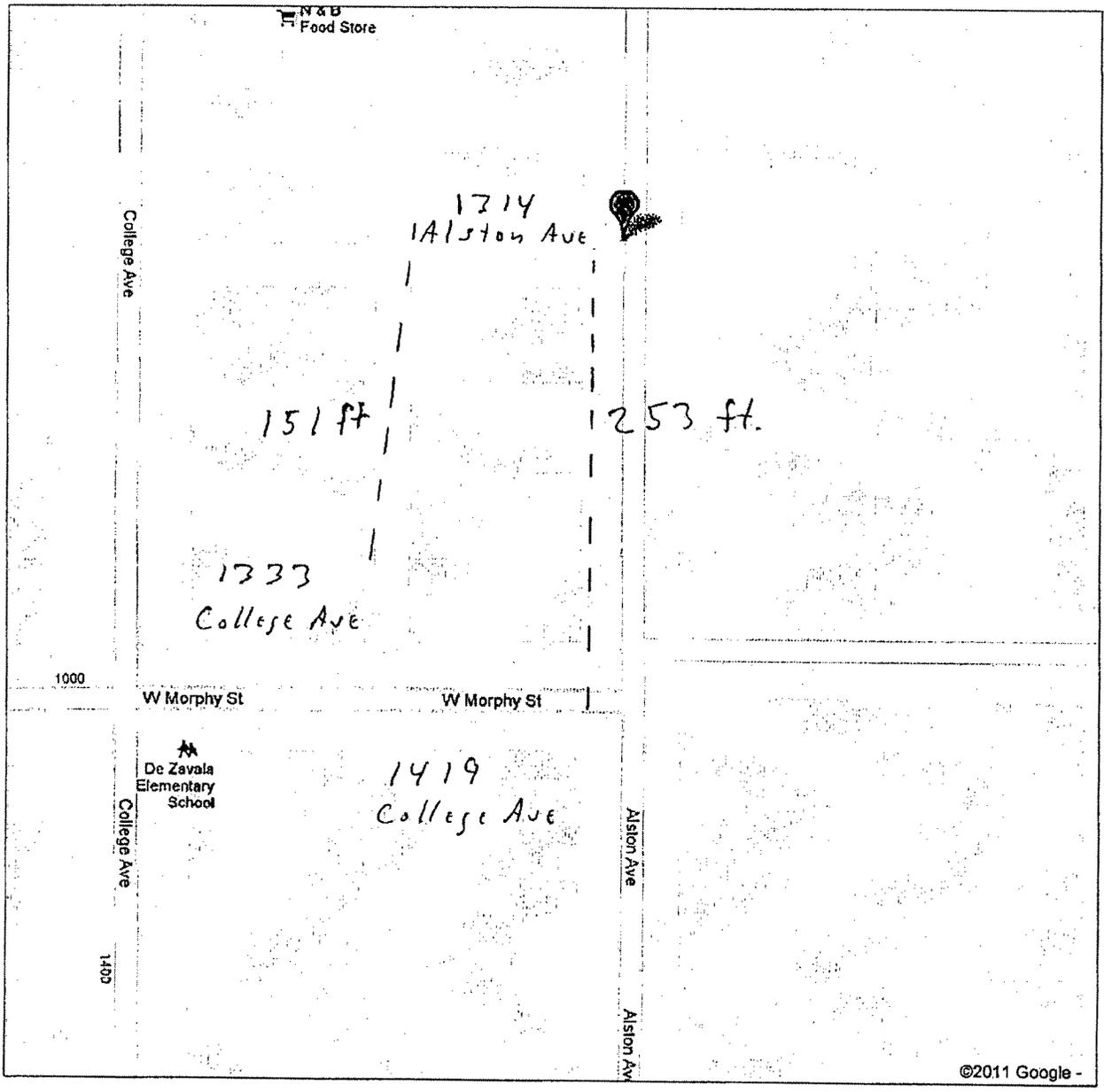
Alston Ave

Variance Required

Google maps

Address 1314 Alston Ave
Fort Worth, TX 76104

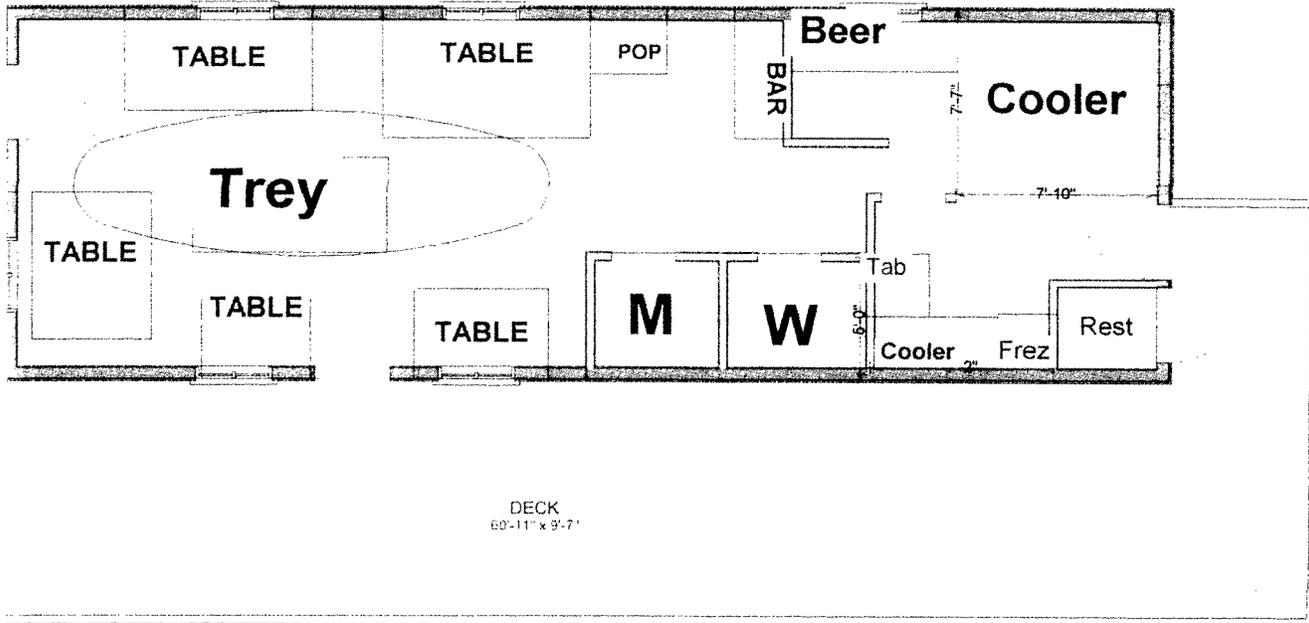
Get Google Maps on your phone
Text the word "GMAPS" to 466453

De Zavala Elementary School
1419 College Ave

College Ave Baptist Sunday School
1333 College Ave

AR11-2003





CD#9

Request to the City Council
ALCOHOL DISTANCE APPEAL APPLICATION

Applicant(s): (Print) Joseph BIALEK (Signature) Joseph Bialek

Applicant's Mailing Address: 1312 Washington Ave

Phone No.: 512-587-8987 Fax No.: _____ Email: JOE.BIALEK@JUNA.COM

Owner(s): (Print) JOE BIALEK Owner(s) Signature Joe Bialek

Owners Mailing Address: SAME AS ABOVE

Owner Phone No.: 512-587-8987 Fax No.: _____ Email: _____

Is building leased? NO Lessee name _____

Lessee Address: _____ Phone # _____

Name of Business: 1884 Recovery Room Type of Business BAR

Business Address: 1314 Alston Ave City: FT WORTH Zip: 76104

Legal Description: BROOKS AND BAILEY Block/Ab 1 Lot/Tr 4R

From: Required Setback 300 To: Requested Setback 253'

Reason(s) For Setback: 253'

Requirements for Alcohol Distance Appeal:

- Building Inspectors, Ken McGowen (817-392-7834), Rejection Letter and Measurement Check
- Is Alcohol consumption to be: ON PREMISE or OFF PREMISE _____?
- Processing time is approximately 4 weeks and the request will be heard at the appropriate City Council Hearing. Hearings are held at City Hall on Tuesdays.
- Staff will notify all property owners within a 300' buffer of subject property
- Letter of approval from Business Owner and from Lessee, if building is leased.
- Summary of hardship and/or reason for requesting a Distance Variance is recommended.

Application Fee	Received	Date	Receipt No.	Case #
Code 124 <u>\$330.00</u>	By: <u>ST</u>	<u>8-22-11</u>	_____	AA11- <u>00003</u>

PH11-00003



CITY OF FORT WORTH, TEXAS
ALCOHOL PERMIT LOCATION VERIFICATION

INSTRUCTIONS: Applicant is to complete all requested information down to the double line and also attach a copy of the completed T.A.B.C. application form.

Name of Applicant: Joseph BIALEK Phone: 512-587-8987

Name of Business: 1884 Recovery Room Phone:

Application Address: 1314 ALSTON AVE Zip: 76104

Legal Description of Property: Lot: 4R Block: 1 Addition: Brooks and Bailey's

Is there or has been a T.A.B.C. license on the property before? Yes No X
If Yes, when does it or did it expire?

In addition to the sale of alcoholic beverages, please provide an accurate statement of all other business or entertainment activities to be conducted at the application address: NONE (BAR)

NOTICE: Approval of the processing form does not imply that the location/building is in compliance with all applicable ordinances. This form is only for distance check and zoning use. Consult with the Department of Development, lower level of City Hall, regarding all other requirements before investing any time or money.

FOR CITY USE ONLY

Date Received: 8-15-2011 Map No.: 76M Council District: 9 Zoning on the property: NS-T4

Is the location within 300' of a Church? Yes No
Public school? Yes X No
Public hospital? Yes No X
Private school? Yes X No
If Yes, give address and date the use was established
1419 College Ave established 1908-Not a Church
1733 College Ave established 1925 F.W.B.D.

Is the location within 1000' feet of a private school protected by resolution? Yes No Not Sure
Comments: Private school maybe considered Church - This is not a church Variance Req.

BUILDING INSPECTORS CERTIFICATION

I hereby certify that I have personally inspected the property described above and my comments are:

- 1. The use as described by the applicant is allowed in this zoning? Yes X (by right, by legal nonconforming) No
2. The location is within 300' of a church, public school or public hospital? Yes X No
3. This location is within 1,000' of a private school protected by resolution? Yes No ?
4a. If the zoning allows this use and the distance check complies, check the Yes box to the right and continue processing.
b. If zoning does not allow this use, check the No box, clear the paperwork and stop the processing.
c. If the zoning allows this use but the distance does not comply, check the No box, clear the paperwork, and forward to the Director for review.

OK to issue Yes No X

Verified by: [Signature] Date: 8-15-2011
(Inspector Signature and Printed Name)

Director's Comments:

Director's Signature: Date: (This approval not needed if the above box is marked YES)

T.A.B.C. application processed by: Date:

Clerk, City Secretary

PH11-00714



On-Premise Prequalification Packet

L-ON (11/2010)

Please complete this Prequalification Packet with information concerning your proposed business location for which you are applying to sell/serve alcoholic beverages. This information will be used to obtain your pre-qualification to hold a license/permit. You will submit this information to the proper governmental entities for certification that your proposed location is legal for the type of license/permit for which you are applying. Permit applicants will also provide this packet to their local newspaper for certification that you have published the required notice.

Please immediately contact your local TABC office to determine if you must post a 60 Day Sign at your proposed location, and for more information.

LOCATION INFORMATION

Type of On-Premise License/Permit

- | | |
|---|--|
| <input type="checkbox"/> BG Wine and Beer Retailer's Permit | <input type="checkbox"/> LB Mixed Beverage Late Hours Permit |
| <input type="checkbox"/> BE Beer Retail Dealer's On-Premise License | <input type="checkbox"/> MI Minibar Permit |
| <input type="checkbox"/> BL Retail Dealer's On-Premise Late Hours License | <input type="checkbox"/> CB Caterer's Permit |
| <input type="checkbox"/> BP Brewpub License | <input type="checkbox"/> FB Food and Beverage Certificate |
| <input type="checkbox"/> V Wine & Beer Retailer's Permit for Excursion Boats | <input type="checkbox"/> PE Beverage Cartage Permit |
| <input type="checkbox"/> Y Wine & Beer Retailer's Permit for Railway Dining Car | <input type="checkbox"/> RM Mixed Beverage Restaurant Permit with FB |
| <input checked="" type="checkbox"/> MB Mixed Beverage Permit | |

Indicate Primary Business at this Location

- | | |
|--|--|
| <input type="checkbox"/> Restaurant | <input type="checkbox"/> Sporting Arena, Civic Center, Hotel |
| <input checked="" type="checkbox"/> Bar | <input type="checkbox"/> Miscellaneous _____ |
| <input type="checkbox"/> Sexually Oriented | |

Trade Name of Location

1384 Recovery Room

Location Address

1314 Alston Ave

City

FORT WORTH

County

TARRANT

State

TX

Zip Code

76104-

Mailing Address

1312 Washington Ave

City

FORT WORTH

State

TX

Zip Code

76104

Business Phone No.

() -

Alternate Phone No.

(512) 587-8987

E-mail Address

JOE.BIALEK@Juno.COM

OWNER INFORMATION

Type of Owner

- | | | |
|--|---|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Corporation | <input type="checkbox"/> City/County/University |
| <input type="checkbox"/> Partnership | <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Joint Venture | |
| <input type="checkbox"/> Limited Liability Partnership | <input type="checkbox"/> Trust | |

Entity/Applicant

Joseph BIALEK

60 Day Sign Date (TABC USE ONLY)

6/15/2011

If Applicant Is/Who Must Be Listed Below (attach L-OIC if additional space is needed).

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name BIALEK	First Name Joseph	MI -	Title owner/member
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Will your business be located within 300 feet of a church or public hospital? Yes No *500 FT*

NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

Will your business be located within 300 feet of any private/public school, day care center or child care facility? Yes No

If "YES," are the facilities located on different floors or stories of the building? Yes No

NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

Will your business be located within 1,000 feet of a private school? Yes No

Will your business be located within 1,000 feet of a public school? Yes No

If you were required to post a 60-day sign as required by Section 11.391 or 61.381 of the Texas Alcoholic Beverage Code at this location; has this sign been posted for the required sixty days? Yes No

If "NO," please be advised that your application may not be filed with our office until sixty days has passed.

WARNING AND SIGNATURE

If Applicant is/Who Must Sign:	
Individual/Individual Owner	Corporation/Officer
Partnership/Partner	Limited Liability Company/ Officer or Manager
Limited Partnership/General Partner	

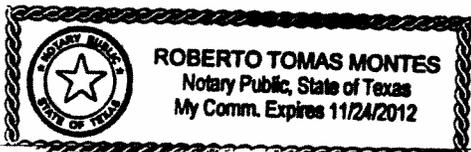
WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the penitentiary for not less than 2 nor more than 10 years."

BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.

PRINT NAME Joseph Bialek SIGN HERE Joseph Bialek
 TITLE owner

Before me, the undersigned authority, on this 8th day of August, 2011, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE Roberto Tomas Montes
NOTARY PUBLIC



SEAL



Ownership Information Continued for Prequalification Packet

L-OIC (4/2009)

Please complete this Ownership Information Continued for Prequalification Packet to be included with your prequalification packet if you have more than three individuals to be disclosed as required under Owner Information. Ensure you list all individuals as necessary for your type of entity. Use the chart below. Please contact your local TABC office for more information.

LOCATION INFORMATION

Trade Name of Location

1884 Recovery Room

Location Address

1314 ALston Ave

City

Fort Worth

County

TARRANT

State

TX

Zip Code

76104

OWNER INFORMATION

If Applicant Is/Who Must Be Listed Below

Individual/Individual Owner

Limited Liability Company/All Officers or Managers

Partnership/All Partners

Joint Venture/Venturers

Limited Partnership/All General Partners

Trust/Trustee(s)

Corporation/All Officers

City, County, University/Official

Last Name	First Name	MI	Title
BIALEK	Joseph	-	owner/member
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

Date of Mailing: 6/2/2011

NOTICE OF APPLICATION

SEE ATTACHED LIST
 (Resident's Name) WITHIN 300 FT OF 1314 ALSTON AVE FT WORTH TX 76104
 (Resident's Address)
 (City, State and ZIP code)

As required by Sec. 11.393 and Sec. 61.382 of the Texas Alcoholic Beverage Code, this serves as notice that plans have been made for an original application to be submitted to the Texas Alcoholic Beverage Commission for a permit authorizing the retail sale or service of alcoholic beverages for on-premises consumption at a location that is within 300 feet of your property line.

Type of Permit/License Sought: MB
 Type of Business: BAR
 Trade Name of Business: 1884 RECOVERY ROOM
 Address for which Permit/License is sought: 1314 ALSTON AVE
FORT WORTH TX 76104
 Owner's Name: JOSEPH BIALEK

Business entities list name and title of each officer or partner:

Officer/Partner Name	Title	Officer/Partner Name	Title
<u>JOSEPH BIALEK</u>	<u>OWNER</u>		

It is the policy of the Texas Alcoholic Beverage Commission to provide every interested person a full and fair opportunity to object to the issuance of an alcoholic beverage license or permit based upon legal grounds established under the Texas Alcoholic Beverage Code or other law.

If you want to protest this application, complete a TABC Protest Form and submit it to your local TABC office. Be as detailed as possible when explaining your objection. Click the link below for a copy of the protest form.

You may attach documentation, specific facts and circumstances that substantiate the legal grounds of your objection. Examples of this documentation are as follows:

- Police or administrative violation records which indicate the applicant has not conducted business in keeping with the Texas Alcoholic Beverage Code or the laws of the State of Texas.
- Governmental records or certified documents that show, for example, that the applicant conducted business in a place or manner which was detrimental to the health, safety and welfare of the public.
- Texas Department of Public Safety traffic accident records that show the business location is in a dangerous traffic area.

To review the agency's policy or to download a copy of the form, please visit the TABC web site: <http://www.tabc.state.tx.us>

Tarrant Appraisal District**Real Estate****08/23/2011****Account Number:** 41481887**Georeference:** 3840-1-4R**Property Location:** 1314 Alston Ave, Fort Worth**Owner Information:** Bialek, Joseph

1312 Washington Ave

Fort Worth Tx 76104-4545

1 Prior Owner**Legal Description:** Brooks & Bailey Subdivision

Blk 1 Lot 4R

Taxing Jurisdictions: 026 City of Fort Worth

099 Regional Water District

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

905 Fort Worth ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Proposed Values for Tax Year 2011

	Land	Impr	2011 Total**
Market Value	\$22,500	\$22,700	\$45,200
Appraised Value*			\$26,070
Approximate Size***			590
Land Acres			0.0000
Land SqFt			0

* Appraised value may be less than market value due to state-mandated limitations on value increases

** A zero value indicates that the property record has not yet been completed for the indicated tax year

*** Rounded

5-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2010	030	\$6,000	\$17,700	\$23,700	\$6,000	\$17,700	\$23,700

2011 Notice Sent: 04/29/2011**Protest Deadline:** 05/31/2011 Resolved**Exemptions:** General Homestead, Over 65 Homestead**Property Data****Deed Date:** 05/31/2011**Instrument:** D211127661**Class:** 002**State Code:** A1 Single Family**Garage Bays:** 00**Central Air:** N**Central Heat:** N**Pool:** N**Year Built:** 1920**Pct Complete:** 100**TAD Map:** 2048 384**MAPSCO:** 076M**Agent:** None



**Certificate of Appropriateness
Historic Site Tax Exemption**

Historic and Cultural Landmarks Commission

1314 Alston Ave

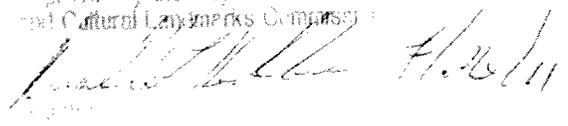
On **July 22, 2011**, the Historic and Cultural Landmarks Commission **APPROVED** the Certificate of Appropriateness to:

Modify the structure with the following:

- 1. Add (1) door opening on the north elevation with wood door**
- 2. Add a 9' x 60' wood deck with railing and stairs and pergola supported by square supports**
- 3. Lexan-type covering over the proposed pergola (*waiver*)**

Approve with the understanding that the doors will need to be Craftsmen style.

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case *does not* negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances *before* a Certificate of Appropriateness or building permit will be issued.

Approved by the Historic and Cultural Landmarks Commission

 7/26/11

An **appeal** to this decision may be submitted to the Appeals Board by written request to the City Secretary and the undersigned within 10 days of the hearing decision described above. No hearing shall be scheduled before the Appeals Board until the required filing fee of \$295 has been paid to the Planning and Development Department.

Residential Certificates of Appropriateness are valid for one year from the date of issuance. Commercial Certificates of Appropriateness are valid for two years from the date of issuance.

Questions regarding this case may be forwarded to the Planning and Development Department at (817) 392-8000.

Chair: We will be speaking on this case.



July 7, 2011

Historic and Cultural Landmarks Commission
City of Fort Worth, Texas

Re: Request for Certificate of Appropriateness for 1314 Alston

Dear Commission Members:

Thank you for your time and diligence in working to protect the historic and cultural heritage of our City of Fort Worth.

Please allow this correspondence to serve as formal notification that the Historic Preservation Committee of the Fairmount Neighborhood Association has met and considered the above application:

The Committee recommends approval of the COA to add a wood deck with wood pergola covered in hard plastic for weather protection around the north and back sides of the structure. This includes a wood railing, wood steps and a doorway on the north side of the structure as described in the COA. The front of the structure should remain a roof-covered porch with wood railing and tongue and groove wood floor to maintain its original appearance.

The Committee also recommends approval of wood doors for both the front and north sides, but we feel that the sample wood door requested with arched top lights is not appropriate. We would prefer a full beveled glass and wood door or bungalow style wood door with square lights. The applicant has agreed to this change.

The Committee applauds the applicant for investing time and money in the Fairmount Historic District and for working with the Committee on this project. We offer our continued support and advice should they need any further assistance in restoration of this structure.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sue McLean".

Sue McLean
Director of Historic Preservation
Fairmount Neighborhood Association

Chair. We will be speaking on this case.



July 7, 2011

Historic and Cultural Landmarks Commission
City of Fort Worth, Texas

Re: Request for Certificate of Appropriateness for 1314 Alston HSE Designation

Dear Commission Members:

Thank you for your time and diligence in working to protect the historic and cultural heritage of our City of Fort Worth.

Please allow this correspondence to serve as formal notification that the Historic Preservation Committee of the Fairmount Neighborhood Association has met and considered the above application:

The Committee recommends approval of the COA to change the designation of 1314 Alston to Historic Significant Endangered with the continued use of the Fairmount District Guidelines. This structure is the last remaining intact shotgun house in Fairmount, and possibly the last in the city of Fort Worth. We are pleased that the applicant intends to save and restore the building, and this designation will help to ensure that it happens.

The Committee applauds the applicant for investing time and money in the Fairmount Historic District and for working with the Committee on this project. We offer our continued support and advice should they need any further assistance in restoration of this structure.

Sincerely,

Sue McLean
Director of Historic Preservation
Fairmount Neighborhood Association

Date: August 1, 2011

To: TABC

From: Joe Bialek, owner 1884 Recovery Room

Subject: Notification to neighbors within 300 feet of the proposed bar.

The following properties were hand delivered for face to face introductions.

Attached are the flyer left behind and the e-mails from the residences on June 2, 2011.

I received negative feedback from 4 of the 20 residences, Mr. McRay, Mr. Brassard, Mr. Raines, and Mr. White. I have letters of support from Fairmount National Historic District and a Certificate of Appropriateness from the Cultural Landmarks Commission.

Mughal, M Iqbal	951 W Magnolia Ave	Fort Worth	Commercial
Mughal, Mohammed I	1310 Alston Ave	Fort Worth	Commercial
Mughal, Mohammed I	1308 Alston Ave	Fort Worth	Commercial
Bialek, Joseph	1312 Alston Ave	Fort Worth	Commercial
Bialek, Joseph	1314 Alston Ave	Fort Worth	Single Family
Gorski, James	1316 Alston Ave	Fort Worth	Single Family
Raines, Jeremy	1320 Alston Ave	Fort Worth	Single Family
Torres, Ramon & Clementina	1326 Alston Ave	Fort Worth	Single Family
White, Tyler R Etux Christen N	1330 Alston Ave	Fort Worth	Single Family
Inner City Reconstruction	1329 College Ave	Fort Worth	Commercial
McRay, David Etux Joan	1325 College Ave	Fort Worth	Single Family
Frank, Joseph & Erin	1321 College Ave	Fort Worth	Single Family
Freed, Wesley Etux Meghan	1317 College Ave	Fort Worth	Single Family
Camacho, Manuel & Juana	1313 College Ave	Fort Worth	Single Family
Busoul, Mohammed Etux Ferial	961 W Magnolia Ave	Fort Worth	Commercial
Ftpenn LLC	1001 W Magnolia Ave	Fort Worth	Commercial
Fulcrum Commercial Properties	1310 College Ave	Fort Worth	Commercial
Gonzalez, Arturo & Martha Gonz	1312 College Ave	Fort Worth	Duplex
Gonzalez, Arturo & Martha	1316 College Ave	Fort Worth	Quadraplex
Chen, Chunlung S	1320 College Ave	Fort Worth	Single Family
Trammell, David E	1326 College Ave	Fort Worth	Single Family
Rouse, Amy D Etvir James	1330 College Ave	Fort Worth	Single Family
College Ave Baptist Church	1400 College Ave	Fort Worth	Commercial
Elementary School	Fort Worth ISD	1500 College Ave	Fort Worth

AA11-00003



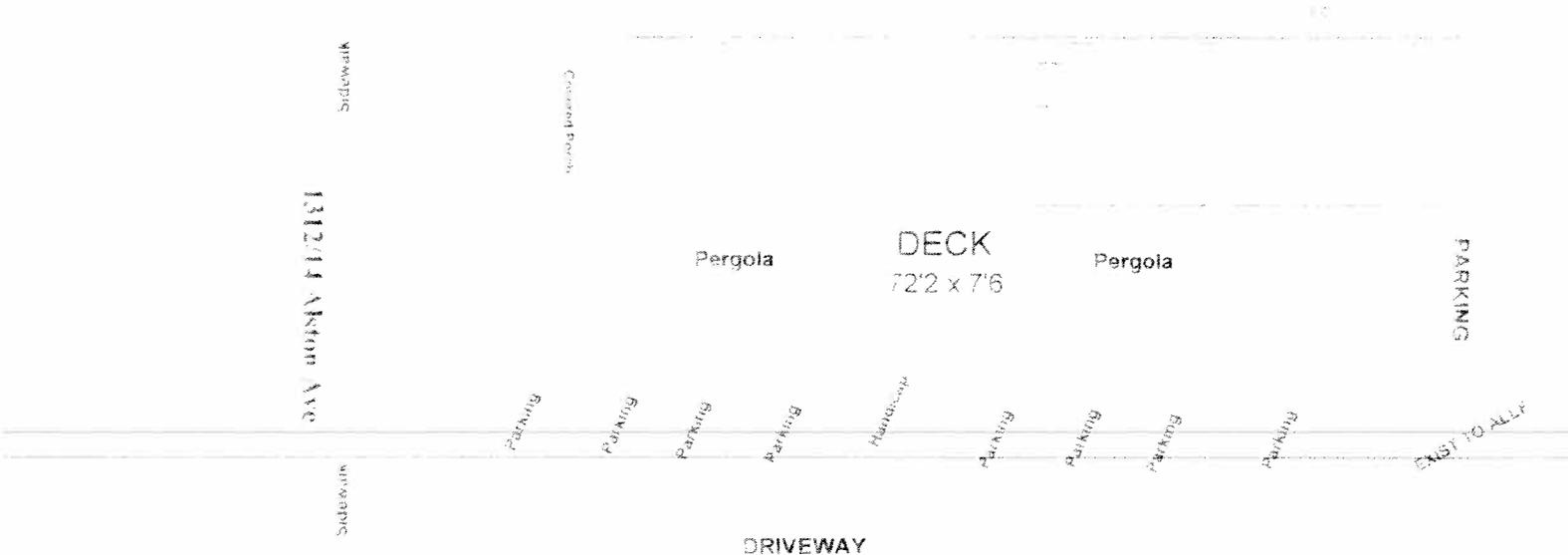
Hello neighbors, we are Joe and Nora Bialek from 1312 Washington Ave. We bought 1312 and 1314 Alston Ave. Jose's house and the concrete slab. We plan to make this block look beautiful. Below is our tentative plans to make it into a small commercial business. We will start clean up July 5, 2011

One area of clean up and feedback I would like to hear from you is the alley behind our property. Parking is a huge issue. My small business will only have 8 tables. We are keeping the 1884 Shotgun house so we will only have 1000 sq feet to work with. My plans below have 10 parking spaces which will keep people off the street. To do this they have to exit through the alley. I would like to pave the alley for exit purposes.

Let me know your thoughts and concerns.

Shotgun Steakhouse, Shotgun Tavern, 1884 Grill, are a few names we are working with.

If you would like to discuss any ideas please call or e-mail. Best regards, Joe and Nora Bialek
512-587-8987, Joebialek@juno.com



The logo for JUNO Message Center, featuring a stylized 'J' icon followed by the text 'JUNO Message Center'.

From: Tyler White <tylerrosswhite@gmail.com>

To: <joebialek@juno.com>

Cc: Jeremy Raines <jraines@rmpis.com>

Sent: Sun, Jun 26, 2011 08:20 PM

Subject: FW: 1312 and 1314 Alston

Joe,

Jeremy Raines shared your email below regarding 1314 Alston. We certainly appreciate your position and your need to do what is in your best economic interest. By the same token, I hope that you understand our position, as outlined during conversations with both Jeremy and I, and shared by others neighbors we have spoken with, that we do not feel it is in the best interest of the neighborhood to have 1314 Alston converted to a commercial use, particularly a restaurant or bar. To that end we intend to advocate for our position with regard to this property in all applicable forums, including the Historic and Cultural Landmarks Commissions, the TABC, the Urban Design Committee, etc.

I would also note that however comfortable we are with you personally operating a business out of 1314 Alston, there is a possibility or a certainty (as outlined in your email) that once renovated you will sell the property to another individual or group with which we do not have a relationship and might not be comfortable with their business operations. Again, I understand where you are coming from in making the statement about selling the property, but I hope you understand that from our perspective the possibility you might sell the property is not a reason for us to support the TABC license, but is instead a reason for us to be even more leery about the conversion of the property to commercial use at all.

As I previously mentioned, in the event you decide to use the property for residential purposes, we will support you in whatever ways we are able.

Thanks,

Tyler White
1330 Alston Ave.
Fort Worth, TX 76102
817-899-6565

Hi Jeremy, thanks for the follow-up e-mail. Please share this with all the neighbors because I only have two e-mail addresses for everyone. The project has started and in 30 days you will love what you see. I have cleaned 115 foot of the alley. 100 plus bags of trash and leaves. Someone dumped stones, bricks, and bottle trash back there. Jose will be out July 1, trees will be trimmed.

I have a building permit which will be posted next to the TABC sign.

I understand your position regarding a business, food, bar etc. I live at 1312 Washington Ave. It is zoned NS-T4 just like 1312 and 1314 Alston. They could put a bar in the two vacant lots next to me. I knew that when I bought the house in 2007. That is the unknown that could come my way any day. You have a known, me! Professional Air Traffic Control Manager with the FAA for 32 years. I live and love Fairmount. But I make business decisions everyday and I hope you can understand my business decision. I would be more worried about the green crack house on Liscomb than the "1884 Shotgun Tavern".

This project will be built to commercial standards along with a grease trap for future use. My plan is an upscale wine/beer bar with outdoor seating under the trees. It will be very professional and nice. I'm requesting your support which will make the block look great with Chris's new condo's going up and

Exhibit #12

The logo for JUNO Message Center, featuring a stylized 'J' icon followed by the text 'JUNO Message Center'.

From: Jeremy Raines <jraines@rmpis.com>
To: "joebialek@juno.com" <joebialek@juno.com>, "tylerrosswhite@gmail.com" <tylerrosswhite@gmail.com>
Cc: "sue.mclean@att.net" <sue.mclean@att.net>
Sent: Mon, Jun 27, 2011 08:48 AM
Subject: RE: FW: 1312 and 1314 Alston

Joe,

Thank you again for continuing the dialog regarding your plans for 1312/1314.

You're the property owner and I'm still very happy to see something positive happening to that house. It seems that you're trying to create something that will help spruce of the street and the neighborhood in general. My concerns about what happens to that property are truly personal ones, after all Fairmount is my home and your property is 20 yards from my house. I am concerned that another bar/restaurant this close to my house will increase noise, traffic, trash, and everything else that comes from those types of businesses (bar/restaurant). I am not at all implying that your business would be anything less than perfectly clean and professional. It's just something that comes with the territory. There is likely going to be a dumpster or some sort of waste containment that has to happen as a result of that business. There is likely going to be increased traffic on an already overcrowded street. There are also likely to be intoxicated patrons coming and going from time to time. Again, let me stress, these are not things I would blame or put on you. You've asked for my concerns/feedback and that is all I'm giving.

I realize this property is zoned for commercial use, but that doesn't mean I can't voice my opinions for what I would support or oppose. You and I obviously have differing options and that's ok, we're two different people with two different mindsets. Neither one of us are necessarily "right". Like you, I hope we can find some common ground in regards to this property where you will have something you're proud of (and hopefully be good for your bottom line) and I will have a quiet neighbor (that doesn't hurt my home value).

Switching gears just a bit. I would support your demolition of the property if it is beyond saving. I'm all for saving historic properties (just look at the Medical Arts building we lost years ago...and most of the notorious Hell's Half Acre downtown) if they're salvageable. Completely rebuilding a home from the ground up where the only thing original is the interior frame itself doesn't seem like it's doing the homes historical significance any favors, but that's just my opinion.

If you'd like to meet me to discuss this in person before the meeting tomorrow, I'd be happy to meet you sometime after 7:00pm tonight. I realize that's late notice, but I've been very busy at the office, my apologies.

Best regards,

Jeremy Raines
VP Operations
RMP Industrial Supply, Inc
817-927-1966
www.rmpis.com

Original Message

From: joebialek@juno.com [mailto:joebialek@juno.com]
Sent: Monday, June 27, 2011 7:28 AM
To: tylerrosswhite@gmail.com
Cc: Jeremy Raines; sue.mclean@att.net
Subject: Re: FW: 1312 and 1314 Alston

Exhibit #13

The logo for Juno Message Center, featuring a stylized 'J' icon followed by the text 'JUNO Message Center'.

From: "joebialek@juno.com" <joebialek@juno.com>

To: DMcray@jpshealth.org

Sent: Sat, Jun 11, 2011 01:25 PM

Subject: Re: Feedback on plan's for Jose's house

Hi David and Joan, I totally understand and after talking to Tyler yesterday I will not even attempt going into the alley. I was just trying to help with the parking situation and wanted to throw some ideas out. Won't do that plan. Still thinking of ideas for Jose's house. Whatever we do it will be small and a class act. Hope to meet you all soon. Thank you, Joe and Nora Bialek

Dear Joe and Nora,

Thank you for inviting our feedback on your plans to renovate the properties on Alston and create a small tavern. My wife and I live on College Avenue with the back of our property on the alley you are considering paving for an exit from your parking lot.

This proposal is deeply concerning to us. We have very much enjoyed the relatively quiet atmosphere in this section in Fairmount, despite our proximity to Magnolia Avenue. We would strongly oppose having the alley paved for the purpose of allowing cars to exit the tavern. This would create considerable noise, likely at late hours. Also, we have understood that our property line goes into the alley and that we have the right to extend our fence into the alley, which we have considered.

We have tried to support the development of the businesses along Magnolia by frequenting the restaurants. However, we very much want to protect the neighborhood for the families who make their homes here.

I am afraid we will have to join with those who are opposing this plan. I hope you are able to find an alternative use for your property or an alternative exit from your lot.

Thank you again for requesting input from your future neighbors.

Sincerely,

David and Joan McRay

AA11-00003

 **JUNO** Message Center

From: CJBrassard@aol.com

To: joebialek@juno.com

Sent: Thu, Jul 14, 2011 07:32 AM

Subject: 1312/14 Alston

Joe -

I have been asked to let you know that there are some people interested in acquiring 1312/14 Alston Avenue from you. The basis of their offer is to cover your costs to date; based on how much you're into it for, they are also willing to consider adding something to that for your time and effort. Additionally, they would like to acquire it at the current stage of work . . . in other words, they are interested in it as it currently exists, without anything else added to it.

Please let me know if you're open to that kind of conversation. For whatever it is worth to you, I do know that what they want to do with it will be welcomed by the immediate neighbors as well as the neighborhood in general.

Regards,

Chris

Christopher J. Brassard, Member

***Square One Development, LLC
1200 S. Adams Street
Fort Worth, TX 76104***

***214-405-5579 cell
817-887-2233 fax***

Exhibit #15