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Comment: To Whom It May Concern:

3/7/2016

City of Charlotte Mail - Fwd: Contact Form Submission

Please consider this a formal request to not change the zoning for the property at:
218 N Cochran Ave. Currently the property is vacant and Bank owned.

The current zoning is RT.

While I am quite sure that it would make a lovely office building, rezoning it would detract from the residential buildings around it, lowering property values. Having a family who loves it and is dedicated to it and the neighborhood would be beneficial to the area. Their hearts would be invested in neighborhood improvements and upkeep. Dedicated homeowners are the heart of any town and converting a lovely residential property into a business detracts from those opportunities. Maintaining it as a residential property would be of great benefit to the community. No one is more dedicated to their community than a homeowner. Businesses come and go, but their heart is with their business and their net profit, not necessarily with their community.

The other challenge when changing the zoning of a residential building to a business is that the change will be virtually permanent, especially with a property with the grandeur of that at 218 N Cochran. Once renovations have been made to the inside to convert it for business use, any potential future homeowners would be difficult to find, as the cost of reconverting the property back to its original residential floor plan would be outside the reach of the average American family. Once the building is converted for commercial use, then it will remain a commercial building, and as stated previously, businesses do not have the dedication and loyalty to the community (especially those that do most of their business on line since their clientèle and business interests are mostly outside of the community itself) that a homeowner would have.

As of today, there is a backup offer on the property that would allow it to remain a residential property, should the zoning change not be approved. Were the zoning to remain residential, the city would gain generations of a family that would be dedicated to its maintenance and to the community around it.

Thank you for your consideration.

Time: February 29, 2016 at 10:34 pm

IP Address: 24.236.158.206

Contact Form URL: <http://www.charlottemi.org/contact-us/contact-us/>

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