

August 9, 2018

City of Charlotte Zoning Commission:

We, the owners of Charlotte Plaza Floral LLC and 35 Years LLC, at 200 N. Cochran Avenue (the former Carnegie library), would like to expand our retail offerings at this location. After meeting with the City of Charlotte, we understand that potential retail uses here are very limited, due to being in an OS-1 Office Service District. We recently purchased this historic building that has been home to our business for the past 9 years without understanding this limitation.

We are requesting that the City of Charlotte consider rezoning this property, and several neighboring properties, to B-1 Local Business District, to provide a greater range of potential uses. These neighboring properties are all within the current OS-1 district that we are. They include the following parcel #'s:

- 200-000-011-171-00
- 200-000-011-230-00
- 200-000-011-220-01
- 200-000-011-190-00
- 200-000-010-230-00
- 200-000-010-215-00
- 200-000-010-210-00
- 200-000-010-190-00

These properties are already largely commercial or institutional in nature, and this move would likely improve their value by increasing the range of possible uses. There are three residences included, which are non-conforming now, and would remain non-conforming following this change.

We have communicated with all of the property owners in this district, some in person and some with written communications. The ones we have spoken to in person are supportive of this change. We invited any that had concerns or questions to contact us or Bryan Myrkel. As of this date, none have expressed any opposition.

We appreciate your consideration of this request.

Sincerely,



Tammy Bush and Brad Bush

Co-Owners of Charlotte Plaza Floral LLC and 35 Years LLC  
517-543-1800