

LITTLE & ASSOCIATES
ARCHITECTS

April 3, 2019

Statement of Nonconformacy
RE: 1207 Flint

Mr. Smith,

On behalf of owner Roddy Thrasher, we'd like to establish a non conforming use at 1207 Flint. Single family Residential in C-3. Existing non-conforming setbacks.

The 1952 property started as a laundry dry cleaners, was then Jiffy Print in the 2000's. This closed a few years ago and is still sitting vacant.

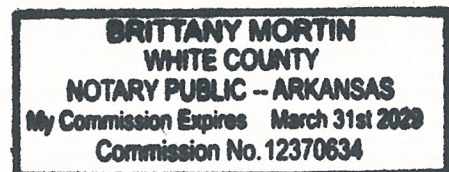
We'd like to convert this empty building to a loft style flat. We'd rather not rezone to Residential in thoughts of keeping the property flexible for future commercial use.

Mixed-use neighborhoods enable people to walk more, with downstream health benefits. They help cut down on traffic congestion, and therefore pollution. For many people, they create livelier communities and a higher quality of life.

The proximity of this property to the downtown core district prevent us from using C-1 LUO zoning. We are aware of the planning department's interest in a new zoning that could work for this property with mixed commercial and residential and flexible setbacks and parking requirements.

We appreciate your consideration,

Jim Little
Little & Associates Architects



Brittany Mortin 4/5/19