



August 17, 2018

To Whom It May Concern:

This is a letter of explanation outlining the proposed change of use for the property located at 4717 Preston Hwy. We are requesting for the land to be changed from an R7 use to OR3 use group. Below is a list of reasons for the request:

1. Most of the property around the site is not zone R7 or is not used as a residence.
  - a. To the north and east of the property is Evergreen Cemetery, though it is Zone R1, it is more like a business in use with its mausoleums and funeral home.
  - b. To the south is C1 zoning with a small strip center.
  - c. To the west is a major (5) lane road (Preston Hwy) and then across the street is Commercial zoning for a restaurant and hotel.

By allowing this property to change zoning, it would allow it to be more in line with the property use around it.

2. The existing building was built and used as a masonic lodge. It cannot be used as a place of residence as it lacks most of the basic requirements of a residence. The only windows on the building are non-operable windows on the front of the building. Though the space has a men's and women's restroom, it lacks a bathroom with a tub or shower. Lastly with the mausoleums to the north and commercial property to the south, most people would not want to use this place as a residence.
3. The existing building with its large open floor plan and easy access on and off the I-65 corridor lends its self really well to being a small office space.
4. Currently the property is sitting vacant and not being used. By changing the zoning, it will allow a tax providing office to move into a space that is currently not providing and source of income.
5. Lastly if allowed to be rezoned, the property is big enough that additional buildings can be added to it for further office / leasing space.

Thanks for your time.

Charles J Keyes III  
President Phoenix Holdings, LLC.

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