

LETTER OF EXPLANATION

To whom it may concern,

As the owner of adjoining properties 1144 and 1146 S 7<sup>th</sup> Street, I am petitioning for a change in zoning from R-7 to CR.

1144 S 7<sup>th</sup> Street has never been used as a residential building as is evident from its design and history. I am currently renovating the building and intend to use it as an art gallery/art studio.

The adjoining lot (1146) will be used for outdoor art installations, perhaps with an outdoor seating area and garden.

I do not intend to make any changes to the current footprint of the building at this time.

Bruce Cohen

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## JUSTIFICATION STATEMENT

The proposal to change the zoning at **1144-1146 S 7<sup>th</sup> Street** would not constitute an expansion of non-residential uses into an existing residential area because the building has never been residential as is evident from its design and historical uses.

This block has always had a mix of commercial and residential uses. This structure has always been used as a commercial building and is not suitable for residential habitation.

For example:

\*1929 M A Delaney Paint Store

\*1952 Littlesmith Sign Service

\*1953 Armstrong Gas Heating

\*1969 Bob's Grocery

The building was boarded up and neglected for many years.

The property across the street is zoned TNZD. Across the street to the Southeast are commercial storefronts. Across the street to the Northeast is a greenspace for Saint Louis Bertrand Catholic Church. The property next door at Oak and 7<sup>th</sup> St. is zoned C-M and is a storefront with apartments above and adjacent. The property next door on the North side has never been used as residential and was a private motorcycle club for many years. The property to the rear (West) is vacant lots.

The proposal is an adaptive reuse of an abandoned building and would encourage community collaboration and help revitalize this neglected area, increasing local pride and reducing vandalism.

The design and density of the proposal will be compatible with the desired form, adjacent uses, and existing and planned infrastructure since the existing structure is to be reused.

The proposal does not change the footprint or alter any natural features. It is unlikely to generate high volumes of traffic and would not displace any existing residents.

1144-1146 South 7<sup>th</sup> Street

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