

Spokane City Planning Services Department
Attention Assistant Planner, Nathan Gwinn.
For submission to Planning Commission Hearing in question.
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3333

7-8-2019

Response objecting to notice (Z18-883COMP) of applications Proposed Comprehensive Plan Amendment land use map change for residential properties commonly located at 701 & 707 South Sherman Street.

Everyone here is aware of the rigorous process for passage of our Cities Land Use Code that requires evidence and a comprehensive multifaceted hearings process that allows for timely review rather than catering too special exemptions and as this request is.

The City already has a surplus of retail and office zoned properties in this general area with some that are as yet not developed on property still vacant and while others are seeking tenants. Further the City is well aware that at this time it is severely lacking housing both residential and apartment types for its residents.

The applicant apparently has retained options to buy two residential properties and seeks they be destroyed rather than rehabilitated to accommodate an office building that is claimed to be a Physical Therapy Office and clearly this is a violation of the City and Neighborhood approved Zoning Code that should not be approved.

Hartson Street or the 700 block to the south is the designated buffer end for allowing Retail and Office zoning beyond in this area cannot be cross and should not be allowed to cross now. As the owner of the property abutting this proposal to the south I have gone to great expense to recover the single family home located generally at 715 South Sherman Street into an up to date code single family residence by completely remodeling while protecting the exterior appearance from this original farm house appearance to this area. There is also a house directly across the street from mine that also was completely restored and many in the area receiving major renovations from time to time as the City Building Department can affirm from building permits issued and as homes for area residents improve their properties. Clearly allowing an Office Use to encroach as requested will harm the viability of these residential homes and if this encroachment is allowed area owners will realize such encroachment will continue and will then fail proper structural care as the areas housing will further decline and such a result should not be allowed to seed and start here and as has occurred elsewhere.



7/8/2019

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Neighborhood and
Planning Services