

## Olivia Dias

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**From:** Alice LaViolette <aklaviolette@comcast.net>  
**Sent:** Wednesday, June 17, 2020 5:08 PM  
**To:** Olivia Dias  
**Subject:** Case # CPC-NPC-ZC20-03

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Re: Case # CPC-NPC-ZC20-03

Address: 905/925 Cottage Street NE

To the Planning Commission:

We oppose the request to change the zoning designation of the property at 905/925 Cottage St NE from Single Family Residential to Commercial Office (CO).

This property is surrounded by several blocks that are currently zoned for single-family (RS) and multi-family homes (RM-II). Re-zoning one lot in the middle of these long established neighborhoods will set the precedent for a patchwork planning process that will detract from the attractiveness and livability of the Grant Neighborhood.

We moved into the Grant Neighborhood 15 years ago. During this time we have watched as 4 half-way houses, located within a block or two of our home, have returned to their original use as owner occupied single-family homes. We have also watched as several rental homes, once known drug houses, have been sold and are now owner occupied.

The house located at 925 Cottage St NE has always been a church parsonage / single family home. The first two goals of the Grant Neighborhood Association are, *1. Preserve Single Family Housing, 2. Maintain the Historical Character of our Neighborhood.* For the planning commission to approve the re-zoning of this property to Commercial Office space would show opposition and disregard for the desires of residents and goals of Grant Neighborhood Association. If re-zoning is granted, the new designation would stay with the property, even though the property may be sold.

The Salem Municipal Code definition of Commercial Office designation states: *The CO zone generally allows office and professional services, along with a mix of housing and limited retail and personal services.* What could such a change mean for the neighborhood? The code includes examples for "retail sales" to include: *Appliance stores; auto supply store...department stores; drug stores; electronics stores... furniture,... hardware stores...lumber and building materials stores..."* What is included in the definition of personal services? *Uses deemed appropriate for "Personal Services".... tattoo/piercing parlors... sporting goods stores ...tobacco stores..."*

Again, if re-zoning is granted, the new zoning designation stays with the property, even though the property may be sold. A zoning change to Commercial Office opens the door to the future possibility of retail sales and personal services, as in the examples above, to be housed on a single lot in the middle of a residential neighborhood.

Currently there is plenty of available property already zoned Commercial Office on the east (Capitol Street) and west (Broadway) edges of Grant Neighborhood. As there is already no shortage of CO property in the vicinity, we ask that the Planning Commission respect the wishes of the residents and Grant Neighborhood Association and reject this zoning use request. The interior RS and RM-II zoned blocks should be left intact to preserve the character and housing integrity of Grant Neighborhood.

Alice LaViolette & Richard LaViolette

935 Hood St NE