

TO: BOARD OF ZONING APPEALS

FROM: LARRY E. NORRIS

DATE: SEPTEMBER 18, 2023

RE: APPEAL #2675 CONCERNING 3001 STATE RD.

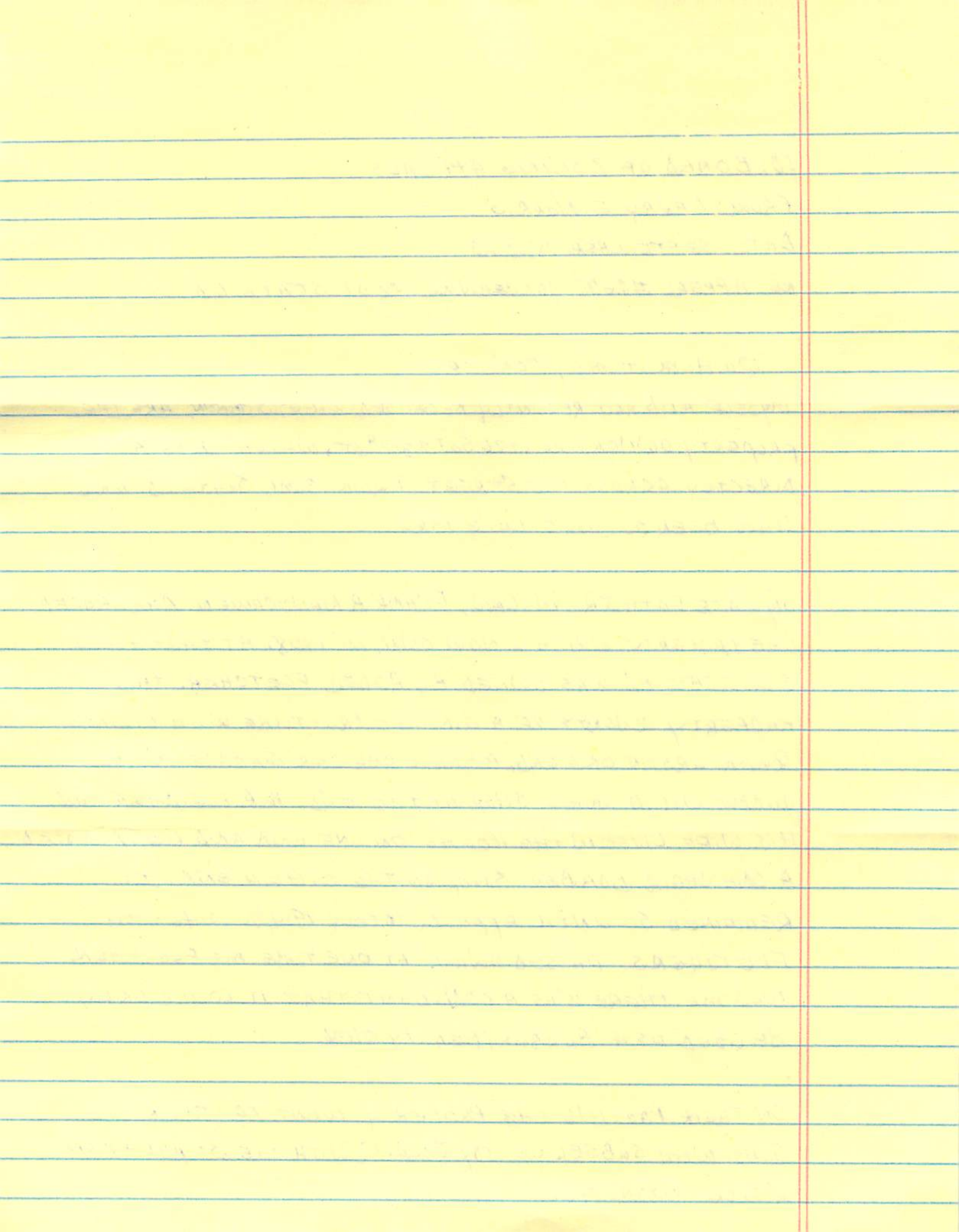
1

TOWHOM IT MAY CONCERN.

MYSELF AND MY RECENTLY DECEASED WIFE, SHARON, ARE THE PROPERTY OWNERS OF 1726 SO. 4TH 30TH ST., WHICH IS LOCATED DIRECTLY ACROSS THE STREET FROM 3001 STATE RD. AND HAVE BEEN SO SINCE LATE 1966.

MY LATE FATHER-IN-LAW, FRANK R. NANSCHAWEN, PURCHASED THE PROPERTY, WHICH I NOW OWN, IN 1958. AT THAT TIME 3001 STATE RD. WAS OWNED BY ROGER FLETCHER. THIS PROPERTY CONSISTS OF A SINGLE STRUCTURE WITH LIVING QUARTERS ON ONE END, A SMALL ONE CAR GARAGE IN THE MIDDLE AND A SMALL SHOP AT THE END. MR. FLETCHER AND HIS WIFE LIVED IN THE HOUSE ON ONE END AND HE OPERATED A ONE CHAIR BARBER SHOP ON THE OTHER END. IT REMAINED SO UNTIL APPROXIMATELY 1989/90 WHEN THE FLETCHERS PASSED AWAY. AT ONE TIME MR. FLETCHER TOLD ME THERE WAS A COVENANT THAT IT COULD ONLY BE USED AS A BARBER/BEAUTY SHOP.

ON THEIR PASSING THE PROPERTY WENT TO THEIR TWO SONS WHO SUBSEQUENTLY SOLD IT. WITH THE STIPULATION STILL ATTACHED.



SINCE THEN THE SHOP HAS BEEN USED BY THREE SEPERATE BEAUTICIANS AS A ONE CHAIR OPERATION THE LAST CLOSING ON FEBRUARY 1, 2023. IT THEN HAS STOOD VACANT UNTIL MR. HANSON MOVED HIS BUSINESS IN.

SPEAKING WITH A PAST SHOP OWNER, SHE STATED SHE TRIED TO GET HER OWN REFUSE CONTAINERS FOR THE SHOP BUT BECAUSE THE WHOLE STRUCTURE WAS CONSIDERED ONE ADDRESS SHE WAS NOT ENTITLED TO ADDITIONAL CONTAINERS. IF THIS APPEAL WERE TO BE GRANTED DOES IT MEAN THE ENTIRE STRUCTURE COULD BE USED AS A BUSINESS? THE LIVING QUARTERS HAVE BEEN RENT AT VARIOUS TIMES BUT AT PRESENT APPEAR TO BE VACANT.

IT IS UNFORTUNATE THAT THE PROPERTY OWNER DID NOT AFFORD US THE CURTESY OF INFORMING US HIS PLANS SHOULD THE APPEAL BE GRANTED. ALSO THAT MR. HANSON WAS NOT OR SEEMINGLY NOT GIVEN A CLEAR EXPLANATION OF THE RESTRICTION BEFORE INVESTING TIME AND MONEY IN STARTING UP HIS BUSINESS AT 3001 STATE Rd.

FW Jones

