

19 July 2023

To Whom it May Concern,

801 East Ave G has always been utilized as a residential property. It is categorized as residential, and the property tax is paid as a residential property. The concern is the zoning of the property reflects B-5 instead of residential. I have been informed that the B-5 zoning verbiage has changed over the years to currently reflect that if the home were to be destroyed in any way the residence could not be rebuilt on the property, because it would be considered commercial. My concern is if something were to happen to the home I have been paying home insurance on, the property will not be covered. I was due to sell the home on 13 July 2023, however the closing was unable to come to fruition because the mortgage company and insurance company could not in good faith allow the borrower to purchase a property that would not be covered if something were to happen to it. I am now stuck with a property that can't be sold and that I would not have coverage on if it were to be destroyed. The proposed use of the property would remain as it has always been used for as a residential property since it was built in 1950.

The proposed change would not affect the surrounding properties because all the properties in the neighborhood are residential and facing the same dilemma. This is a concern that the city has identified as an issue and some homeowners in the area have gone through this process to be zoned as residential because their homes have always been used as such. From my understanding this is consistent with the future land use map as the senior planners have identified this is a concern within the city that needs to be remedied.

Very Respectfully,

A handwritten signature in black ink that reads "Dr. Bianca Hall". The signature is written in a cursive, flowing style.

Dr. Bianca Hall

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