

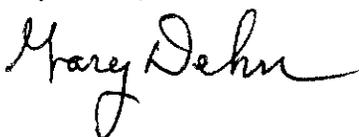
EXPLANATION FOR ZONING CHANGE REQUEST

This zoning change request is based largely on the issue that the property was never properly classified in the first place. The building is 16,200 square feet and has always been used as a retail store. Office zoning does not allow retail of over 15,000 square feet. When we purchased this property in 2009 it had two tenants, one was a carpet store and the other a furniture store. This was an investment property and was purchased under the assumption the use must be permissible. We have struggled for several years now with over one half of the building being empty. I am an owner but also a Commercial Real Estate Agent and have pushed as hard as I can to gain a new tenant. I have not had one potential office user inquire about this rental spot. All inquiries have needed a General Commercial zoning. I have worked on the assumption this building must have been grandfathered in but many tenants have passed knowing to change the zoning and be safe for their use of the space, would take some time and so moved on. I cannot afford to move forward any longer in this situation. The one tenant covers most of my loan payment but that leaves \$40,000 per year for taxes and overhead which is a big lose as we go farther into debt. The building was built for the uses that fit in the General Commercial Districts. We are only one property away the other General Commercial properties. It is consistent with the similar uses in the area and would fit the comprehensive plan. It makes sense to continue the General Commercial zoning from the Pizza Hut property to ours. To our rear is a large apartment complex and a large parking garage buffers us from it. It is critical to the success of this property to be changed to General Commercial zoning and to our peace of mind so that we are not always concerned about being in violation for having a tenant that has an unpermitted use renting from us. I have offices on both sides of our property and someday I may have the opportunity to rent to a larger office user but for now we need a larger scope of uses to fit the times and conditions.

Thank you,

Local Oil Co. of Anoka, Inc.

Gary Dehn, Owner

A handwritten signature in black ink that reads "Gary Dehn". The signature is written in a cursive, flowing style.