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Gifft Hill Land, LLC  
Parcel 9-3 Estate Glucksberg, St. John  
Application ZAJ-23-1

We, the undersigned neighbors, residents, and concerned citizens of St. John, express our for ardent opposition to DPNR Application No. ZAJ-23-1 submitted by Gift Hill Land, LLC (GHL) re that Parcel 9-3 Estate Glucksberg, St. John be rezoned from R-2 (Residential-Low Density-One Family) to R-4 (Residential-Medium Density). We believe that such rezoning in contrary to the neighborhood and shall disrupt the social fabric as well as adversely impact the surrounding p and environment. We therefore ask the Senate to deny this request so as to protect the publi inconsistent and irresponsible development that shall both damage the community and enda people's health and safety.

Specifically, we are concerned that the proposed rezoning of R-2 to R-4 that permanently cha development rights including:

- increasing allowable height from two (2) stories to three (3) stories
- increasing density from two (2) dwellings per parcel to 120 persons per acre
- locating the highest-density zoning available on St. John in the middle of an establish residential area
- allowing 73 units as two story buildings of permitted design, 25 times the density of E
- allowing three stories so 109 units of the same plan, 37 times the density of Bellevue
- allowing this applicant, or others, to build Grande Bay like project that is also on one

We also urge the Department of Planning and Natural Resources (DPNR) to 1) revoke the exis permits that granted in error and violate the governing laws, 2) issue a cease and desist order violations of permit conditions and trespass, and 3) deny the request to rezone because the p conceptual design similarly violates additional laws. We believe that any development in the be in keeping with the existing residential development and prioritize the welfare of the man neighboring residents and the preservation of the environment.

Thank you for your attention to this important matter.

Sincerely,

Signature

Name



