

Petition Opposing Spot Rezoning

Gift 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 formal and ardent opposition to DPNR Application No. ZAJ-23-1 submitted by Gift Hill Land, LLC (GHL) requesting that Parcel 9-3 Estate Glucksberg, St. John be rezoned from R-2 (Residential-Low Density-One and Two Family) to R-4 (Residential-Medium Density). We believe that such rezoning in contrary to the existing neighborhood and shall disrupt the social fabric as well as adversely impact the surrounding properties and environment. We therefore ask the Senate to deny this request so as to protect the public from inconsistent and irresponsible development that shall both damage the community and endanger people's health and safety.

Specifically, we are concerned that the proposed rezoning of R-2 to R-4 that permanently changes all 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 established light residential area
- allowing 73 units as two story buildings of permitted design, 25 times the density of Bellevue
- 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 acre

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

Thank you for your attention to this important matter.

Sincerely,



Signature

THEODORE CHODINIERE

Name