

[EXTERNAL MAIL]VITEMA PETITION

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Sun 10/30/2022 8:38 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

 1 attachments (1 MB)

VITEMA Petition with signatures.pdf;

Dear Ms. Leia LaPlace:

The adjacent property owners, other property owners, and residents of Hermon Hill have concerns regarding ZAC-22-12, Rezoning of the VITEMA Hermon Hill Administrative Facilities – Emergency Operations Center and ECC 911. The concerns are as follows:

- There is a declaration recorded August 27, 2008, establishing restrictive covenants by Hermon Hill Property Owners' Association, Inc. stating all plots are hereby designated residential. Only plots 1, 2, 3, and 53 of Hermon Hill are exempt. The proposed property is 102-A Remainder, 102-B, 102-C Estate Hermon Hill which is not exempt under the declaration.
- There is a declaration recorded August 27, 2008, establishing restrictive covenants by Hermon Hill Property Owners' Association, Inc. that provides the guidelines for permitted structures. The proposed property located at 102-A Remainder, 102-B, 102-C Estate Hermon Hill does not follow the requirements in section III. Buildings and Structures: Permitted Structures.
- The impact from demolition and construction that will pollute a quiet residential area with dust, debris, and other environmental factors.
- The impact from demolition and construction that will affect a quiet residential area with noise pollution from the construction, workers, different heavy equipment, and other construction activities.
- Increase of traffic from public use in residential area that already have poor road infrastructure.
- Increase of traffic from public use in residential area that already have limited roadway to handle current traffic flow.
- Increase in current sewage problems.
- Increase in current drainage problems and run off issues.
- Possibility of increase in residents' property taxes.
- Noise Pollution from public use due to proximity to residential homes. Some properties share a boundary line with the property that is requesting rezoning.
- Increase traffic flow from public use due to proximity to residential homes. The proposed building capacity is 330.
- Increase congestion on the roads from public use due to proximity to residential homes. The proposed development only has parking up to 202, but the building capacity is 330. Properties zone public are allowed to use off-road parking.
- Lack of privacy from public use due to proximity to residential homes. The proposed building includes a basement floor plus four additional floors. The proposed square feet are 27,033. The proposed building is 67 feet tall.
- No sufficient buffer to screen public use from residential areas. The proposed fence referenced at public hearing is a construction fence. VITEMA officials stated that additional funds will need to be identified for a more secure fence and security gate.
- Potential increase in crime from attracting unfamiliar people to quiet residential area.
- A public zoned property next to quiet residential area will disrupt the property owner's ability to enjoy their home.
- A public zoned property next to quiet residential area will limit prospective buyers for property owners who are interested in selling their house.
- Psychological effect on the homeowners who are concerned of a building of that altitude in a residential area can degrade the value of the residential properties.
- The danger of high radio waves from antennas and the effect it will have on the surrounding residents and their families, especially with children.
- Ground wind effects and shading caused by a building of that magnitude to the adjacent private homeowners. Operation of 911 dispatch is 24/7, meaning that generators will be in operation round the clock if there is a power outage.

Please find attached the petition with more than 20 signatures of people surrounding the building. The rain this weekend limited our ability to get some of the homeowners' signature.

Afisha Hillocks

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