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April 23, 2026

Department of Planning and Natural Resources
Division of Comprehensive & Coastal Zone Planning
c/o Leila LaPlace- Matthew

Subject: Opposition to Rezoning Request for [CCP-0011-26 #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00]

Dear Members of the Planning and Zoning Board,

I am writing to express my opposition to the request to rezone the parcel located #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00 from residential to commercial use.

This proposal feels deeply out of step with the character and spirit of the neighborhood we have all built our lives in. This is a quiet, established residential community where families, seniors, and long-time residents live side by side. The property in question sits within the heart of that setting and is only accessible by a private road that was never designed—or intended—to support commercial or industrial activity. Approving this request would not just be a small adjustment in zoning; it would meaningfully change the nature of this community.

What is being proposed is especially difficult to accept given the intended use of heavy truck storage. The reality of that use is hard to ignore: constant engine noise, the early-morning rumble of trucks starting up, the impact of idling diesel engines, and the steady increase in traffic and disruption. These are not minor inconveniences—they would become a daily reality for the people who live here. That includes elderly residents at the nearby senior center, who deserve peace, quiet, and stability in their surroundings.

There are also very real concerns about the strain this would place on the private road that serves the property. It was not built for heavy commercial vehicles, and the damage from repeated truck traffic would be inevitable. The burden of repairs and safety concerns would not fall on the developer—it would fall on the residents who have long cared for and maintained that road.

To many of us, this request feels like a clear case of spot zoning—where one parcel is carved out for a use that does not belong in the surrounding area. Beyond policy, it raises a deeper concern about fairness and whether the long-standing character of a neighborhood can be set aside for the benefit of a single property owner. Decisions like this have lasting effects, and once a community is changed in this way, it cannot easily be undone.

On a personal level, this land carries meaning for me and my family. I am a descendant of the land's historical steward, my grandfather, who entrusted his heirs with the responsibility of

caring for it thoughtfully and with respect—for its history, its cultural significance, and the people of St. John. That responsibility is not something I take lightly, and it is part of why this proposal is so difficult to accept.

I am asking you, sincerely and with urgency, to consider what is at stake here beyond zoning maps and parcel lines. What is being decided is the future character of a living community and the well-being of the people who call it home.

For these reasons, I respectfully urge you to deny this rezoning request and encourage the applicant to pursue options that are consistent with existing zoning or appropriately located in designated commercial or industrial areas.

Thank you for your time, your service, and your consideration of the impact this decision will have on our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher Allen Varlack".

Christopher Allen Varlack, PhD