

To the Members of Bel Aire Planning Commission:

Heath Travnichak	John Charleston	Phillip Jordan	James Schmidt
David Floyd	Dee Roths	Paul Matzek	

Re: R-1 Residential Change on December 8, 2022 Agenda

We object to the plan to place an apartment in our single-family Aurora Park development which has opposed multifamily dwellings in the past. We will be out of the country and thus unable to attend. We request a postponement of the item on December's meeting. We also request that this be included in the packet for the commissioners.

As a former member of the Planning and Zoning Commission, I know this is not unreasonable. Many of the Certified letters were not received/signed for. I was informed we needed to have all 13 respond in favor of a postponement. Well, only 8 or 9 signed as receiving it.

We do not understand why the project has been considered. The requested location is in an R-1 residential area as per the city of Bel Aire zoning plan. Why are we even being asked this? Aurora Park has specific standards on dwelling sizes and setbacks. A simple denial would be sufficient and in keeping with neighborhood integrity.

We also have a question about the other owners of Fawn Lake. Since the dam and lake are common property of 20 owners, why weren't all notified? The common property is contiguous with the property in question and Fawn Lake is within the 200 feet. Fawn Lake is listed on our property taxes.

5.02. AMENDMENTS TO ZONING CODE, ZONING DESIGNATION, OR DISTRICT BOUNDARIES

2. All property located within 200 feet of the designated property... are included within the area of notification. A certified list of the names and addresses of all owners of property shall be provided with the zoning Administrator by the petitioner.

We maintain that the additional required notification was never sent. There was not due diligence in the application. I have also notified Mr. Cook of this belief. Bel Aire owes its residents this consideration.

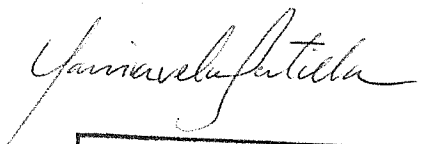
Although the petitioner has stated honorable intentions, situations and owners change. We had a situation where a parents' unit was later converted into a duplex and advertised by the realtor as having income potential. At the time the city refused to investigate because there was only one mailbox.

There needs to be written restrictions regarding stated the temporary/conditional use of said property with needed enforcement by zoning officials, should you go that route

Sincerely,


Joseph Forte


Sylvia Forte

 November 29th 2022

