From: triciam1031@gmail.com
To: Chapman, Austin
Subject: BOA-23153
Date: Friday, July 9, 2021 12:10:33 PM

Austin,
Hi! I'm on the board of directors for the Wind River neighborhood directly south of Delaware Park. Everyone is confused about why this request is being made because no condo, townhomes or apartments were to be built in this newly established RS-3 zone. From the plans that were sent, it looks like a small apartment because it has a bathroom, bedroom, bar, kitchen, and laundry with a separate entrance from the home. It is obviously going to be a vacation rental or apartment rental. In addition, the homes in Wind River sit on much higher elevation and have a direct view of this property. The other issue is if this is allowed then every home with a large enough lot will want to build a "pool house" that in reality will end up on vacation rental sites. The residents of Wind River invested much of their time (I believe I had to attend 3 or 4 meetings) to correct the the original RS-3 zoning that left residents open to apartment and townhomes next door to them. We have seen the trouble mid town has had with these pool apartments rented out as vacation rentals by owner.
My own question is: This RS-3 zoning is new and so is Delaware Park. Why are we already back to someone trying to get around it? Do WR residents need to plan half a day off from work every time someone thinks they are special and the zoning rules don't apply to them? Thank you for your help and any insight in this matter will be appreciated. We have a neighborhood wide meeting Sunday evening to discuss it.

Regards,

Tricia Murray