

ACCEPT

REJECT

MODIFY



???

Re: Case No. Z/LU-20-12 - PROPERTY OWNER REQUESTS ZONING CHANGE FROM 'R-R' TO 'R-3' & LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'. I AM A PROPERTY OWNER IN THE VICINITY WHO WILL BE ADVERSELY AFFECTED BY THE PROPOSED ZONING AND LAND USE CHANGE, THEREFORE - I OPPOSE THE REQUESTED ZONING CHANGE FROM 'R-R' TO 'R-3' & I OPPOSE THE REQUESTED LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'.

FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
Lee	TORRES	2221 LAWTON DR	727-411-8957	[Signature]
Keith	Mayer	2229 LAWTON DR	727-531-6168	[Signature]
Colleen	McCabe	2229 LAWTON DR	727-531-6168	[Signature]
Michael	Jurek	2232 LAWTON DR	727-487-4957	[Signature]
Jessica	Jurek	2232 LAWTON DR	727-487-4957	[Signature]
Bill	Vedkon	2224 LAWTON DR	727-403-4930	[Signature]
Barbara	Kawynski	2117 KATHY DR	727-458-6564	[Signature]
SARAH	CROON	212 LAURENCE DR	727-535-6125	[Signature]
WILLIAM	CROON	212 LAURENCE DR	727-535-6125	[Signature]
DAVID J	REDMON	2216 LAWTON DR	727-501-3462	[Signature]
KELVIN	REDMON	2216 LAWTON DR	727-501-3462	[Signature]
George	Turham	2211 LAWTON DR	727-394-8992	[Signature]
Wanda	Ingram	2211 LAWTON DR	727-414-5500	[Signature]
Bill	Salver	2212 LAWTON DR	727-452-9582	[Signature]
TAS	WARD	2205 LAWTON DR	727-536-8452	[Signature]
MARCO	WARD	2205 LAWTON DR	727-536-8452	[Signature]
Jeff	WORTH	2204 LAWTON DR	727-871-7132	[Signature]
Margaret	WORTH	2204 LAWTON DR	727-204-7999	[Signature]
Victoria	Bostwick	2221 LAWTON DR	727-441-1491	[Signature]
Mark	Davis	2220 LAWTON DR	727-315-8815	[Signature]
Kathie	Mathieu	2220 LAWTON DR	727-315-8815	[Signature]
EDWARD	DiSAUZA	2225 LAWTON DR	727-533-9870	[Signature]
JAMIE	O'NEILL-DiSAUZA	2225 LAWTON DR	727-533-9870	[Signature]
Anthony	Contra	2233 LAWTON DR	727-531-6313	[Signature]
Sherry	Prager	2233 LAWTON DR	727-734-2828	[Signature]

Re: Case No. Z/LU-20-12 - PROPERTY OWNER REQUESTS ZONING CHANGE FROM 'R-R' TO 'R-3' & LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'. I AM A PROPERTY OWNER IN THE VICINITY WHO WILL BE ADVERSELY AFFECTED BY THE PROPOSED ZONING AND LAND USE CHANGE, THEREFORE - I OPPOSE THE REQUESTED ZONING CHANGE FROM 'R-R' TO 'R-3' & I OPPOSE THE REQUESTED LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'.

FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
Luana	Mason	1811 Juanita Ct	727-480-7315	[Signature]
Kirk	MASON	1811 Juanita Court	727-639-1606	[Signature]
Georgina	WAVEN	1851 JUANITA	727-914-9980	[Signature]
Bob	Blomberg	1850 Juanita Ct	727-420-9883	[Signature]
Lee	Blomberg	1850 Juanita Ct	727-420-7111	[Signature]
Mark	Sokolevich	1427 JUANITA CT	727-685-4720	[Signature]
Helena	Sokolevich	1427 JUANITA CT	727-685-6973	[Signature]
Jim	Madden	1802 Juanita Ct	727-544-4262	[Signature]
Jay	Madden	1802 Juanita Ct	727-543-7185	[Signature]
Sandra	Witz	2011 LANCASTER DR	727-531-2228	[Signature]
Mira	Tajary	2232 LAWTON DR	727-452-9582	[Signature]
Neha	Tajary	2232 LAWTON DR	727-452-9582	[Signature]
Erin	McWiddy	2214 LAWTON DR	727-531-6125	[Signature]
Benny	Rigley	2214 LAWTON DR	727-531-6125	[Signature]
Karen	Reyes	1765 S. Belcher Rd	727-639-4710	[Signature]
Roy	Rigusto	2219 LAWTON DR	727-224-2330	[Signature]
David	Brogar	2234 Alice Lane	727-740-1833	[Signature]
Lori	Callahan	2332 Pembrook Dr	727-459-9099	[Signature]
KETH	FARLINGTON	1718 DORCHESTER	727-542-3174	[Signature]
KIM	FARLINGTON	1718 DORCHESTER	727-542-3174	[Signature]
Elizabeth	Brodeur	1749 Dorchester	727-454-6453	[Signature]
Crystal	Trump	1745 Alhambra Rd		[Signature]
Wyn	Trump	1792 Alhambra Rd		[Signature]
Cyndi	Trump	1798 Alhambra Rd		[Signature]

ACCEPT

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FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
Karrie	Meeks	1712 Winchester Rd	727-543-8778	[Signature]
Jason	Meeks	1712 Winchester Rd	727-543-8778	[Signature]
STEPHEN	CLAYTON	1701 WINCHESTER	727-201-2260	[Signature]
MARICIA	MELSON	1701 WINCHESTER	727-301-2260	[Signature]
Shirley	Homan	22301 LAWTON DR	727-531-6125	[Signature]
CHARA	MULLAR	1720 DORCHESTER	727-531-7133	[Signature]
Bill	Muller	1720 Dorchester	727-531-7133	[Signature]
Beth	Yeaton	1734 Dorchester	727-386-4142	[Signature]
Shirley	Yeaton	1734 Dorchester	727-386-4142	[Signature]
Bryce	Rick	1750 Dorchester	727-881-5743	[Signature]
Johna	Rick	1768 DORCHESTER	727-674-5329	[Signature]
Wanda	ALSMAN	2300 LANCASTER	727-531-7118	[Signature]
MICHAEL	ALSMAN	2300 LANCASTER	727-531-7118	[Signature]
Tom	Brooks	1743 DORCHESTER	727-542-0087	[Signature]
Linora	Brooks	1743 DORCHESTER	727-542-0087	[Signature]
Patricia	Holyschub	1725 DORCHESTER	535-5295	[Signature]
Wimona	Brooks	1743 Dorchester	727-674-0097	[Signature]
GREG	TITA	1721 DORCHESTER	422-0033	[Signature]
Edmond	Baird	1744 Dorchester	727-546-0516	[Signature]
Nindy	Baird	1744 Dorchester	727-546-0516	[Signature]
Jail	McGlathery	1722 Doncaster	727-515-3115	[Signature]

Re: Case No. Z/LU-20-12 - PROPERTY OWNER REQUESTS ZONING CHANGE FROM 'R-R' TO 'R-3' & LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'. I AM A PROPERTY OWNER IN THE VICINITY WHO WILL BE ADVERSELY AFFECTED BY THE PROPOSED ZONING AND LAND USE CHANGE, THEREFORE - I OPPOSE THE REQUESTED ZONING CHANGE FROM 'R-R' TO 'R-3' & I OPPOSE THE REQUESTED LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'.

FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
JUSTIN	CYRUS	1791 ALBEMARLE RD	727-452-0573	[Signature]
EVELINA	CYRUS	1791 ALBEMARLE RD	727-452-0573	[Signature]
GARY	Pfeiffer	2392 CUBA CT	727-531-1077	[Signature]
Devon	Ries	"	"	[Signature]
Shirley	Walton	1761 DONCASTER RD	727-458-3691	[Signature]
Ed	Hukpila	1750 DONCASTER	727-667-9545	[Signature]
Salle	Bell	1730 Doncaster Rd	727-455-5910	[Signature]
JOEL	SALVAMANCA	2373 PEMBEROAK DR	727-350-0735	[Signature]
Janet	Muscolina	1707 Doncaster Rd.	727-303-2228	[Signature]
JUDY	MUSCOLINA	1707 DONCASTER RD	727-403-2221	[Signature]
Wolfgang	Wunsch	2237 LAWTON DR	727-421-4758	[Signature]
JANET	CARMEN	2356 PEMBEROAK DR	727-238-7644	[Signature]
Bermy	Carmen	2356 PEMBEROAK DR	727-812-2968	[Signature]
James	Bates	2315 PEMBEROAK DR	727-238-9930	[Signature]
MIKE	HACEL	1745 DONCASTER	727-403-4559	[Signature]
Judy	LASHBROOK	2347 PEMBEROAK	641-7271	[Signature]
INA	Scarpola	2350 PEMBEROAK	727-238-7644	[Signature]
Brenda	ISELMAN	1710 DONCASTER	612-811-5158	[Signature]
Philip	Kyles	2316 LANCASTER	727-238-7644	[Signature]
BARBARA	KYLES	2311 LANCASTER	811-238-2701	[Signature]

PINELLAS COUNTY RESOLUTION No. 21 - 27

The Board voted 5-1 to deny the application. The Board's denial was based on its determination that the land use and zoning requests were not compatible with the surrounding area and therefore inconsistent with the Pinellas County Comprehensive Plan:

Future Land Use & Quality Communities Element Policy 1.2.3: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Future Land Use & Quality Communities Element Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Future Land Use & Quality Communities Element Policy 1.2.5: The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element. (see attached Denial Letter)

The Board's denial decision is consistent with the development in the surrounding area which consists of a variety of properties that have a land use classification of either RS which allows 2.5 units per acre or RL which allows for 5.0 units per acre, and either a RR or R-3 zoning category, and a variety of lot sizes. The zoning portion of the application is contingent on the approval of the land use portion of the Application.

PINELLAS COUNTY RESOLUTION No. 21 - 27

Yusem, 690 So. 2d 1288 (Fla. 1997). Land use decisions are reviewed under the deferential fairly debatable standard which requires approval of a local land use decision if reasonable persons could differ as to its propriety. Compatibility to the surrounding neighborhoods, specified in the above referenced Pinellas County Comprehensive Plan policies, qualifies as a rational and legitimate public health, safety, and welfare basis for denying the subject application. Reasonable minds could certainly differ in regard to the consistency and compatibility of the proposal to the varied land use and zoning classifications and lot sizes of properties in the surrounding area. The County asserts that Mr. Gulati is not being deprived of the rights and land uses enjoyed by surrounding property owners, nor does it leave him with a development option that is much less compatible with the surrounding area. The Board's denial decision is consistent with its Comprehensive Plan policies, and the surrounding area.

Mediation is a process wherein the interested parties meet with a mutually selected impartial and neutral person who assists them in the negotiation and compromise of their differences.



Our Vision:
To Be the Standard for
Public Service in America.

Background Information



Previous Board Public Hearing

April 27, 2021

Denied the land use and zoning proposals (5-1 vote)

Compatibility concerns with surrounding properties west of Winchester Rd.

Subsequent Events

Applicant filed a Request for Relief/Request for Mediation pursuant to Sections 70.51 and 163.3181(4), Florida Statutes

Applicant and County Staff met in mediation sessions

- **Explored possible solutions to contested issues resulting in case denial**
- **Neighborhood representatives were invited to attend and comment on the proposed settlement agreement**



DISPUTE RESOLUTION ACT/ REQUEST FOR RELIEF

A second mediation session was held on August 30, 2021 at 2:00 pm at the Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756 to consider the above proposed settlement and recommendation to the BOCC. In accordance with Sections 70.51 and 163.3181(4) Florida Statutes, the mediation session was attended by other interested members of the public and members of the public were afforded an opportunity to address the proposed settlement and recommendation.

CONCLUSION

Pursuant to Section 70.51, and Section 163.3181(4) Florida Statutes, the first responsibility of the Special Magistrate is to facilitate the resolution of matters in disagreement. To that end, the mediation sessions were informal in nature and directed towards both full and complete discussion of the issues and identification of acceptable terms and solutions to all those interested and appearing. The proposed settlement attempts to address both the prior concerns raised by the BOCC, and any concerns that have been raised by either Party and members of the public who participated in the Section 70.51 process. Therefore, it is the recommendation of the Special Magistrate that the BOCC favorably consider the Proposed Settlement Recommendation as set forth above

October 18, 2021

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[Title XI](#)

COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)

INTERGOVERNMENTAL PROGRAMS

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163.3181 Public participation in the comprehensive planning process; intent; alternative dispute resolution.—

163.3181 (1) – “It is the intent of the Legislature that the public participate... to the fullest extent possible”.

163.3138 (1) – “Local planning agencies and governmental units are directed to adopt procedures designed to provide effective public participation...”

163.3181 (2) “Consideration of and respond to public comments.”



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The 2021 Florida Statutes

[Title VI](#)
CIVIL PRACTICE AND
PROCEDURE

[Chapter 70](#)
RELIEF FROM BURDENS ON REAL
PROPERTY RIGHTS

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70.51 Land use and environmental dispute resolution.—

70.51 (3) – any owner who believes the development order (Resolution 21-27), or enforcement action of a government entity, is unreasonable or unfairly burdens the use of the owners real property...may apply....

70.51 (12) - Any owner of land contiguous to the owner’s property and any substantially affected person who submitted oral or written testimony, sworn or unsworn, of a substantive nature which stated with particularity objections to or support for the development order or enforcement action at issue may request to participate in the proceeding.

70.51 (17) – in all respects the hearing must be informal and open to the public.... explore alternatives...

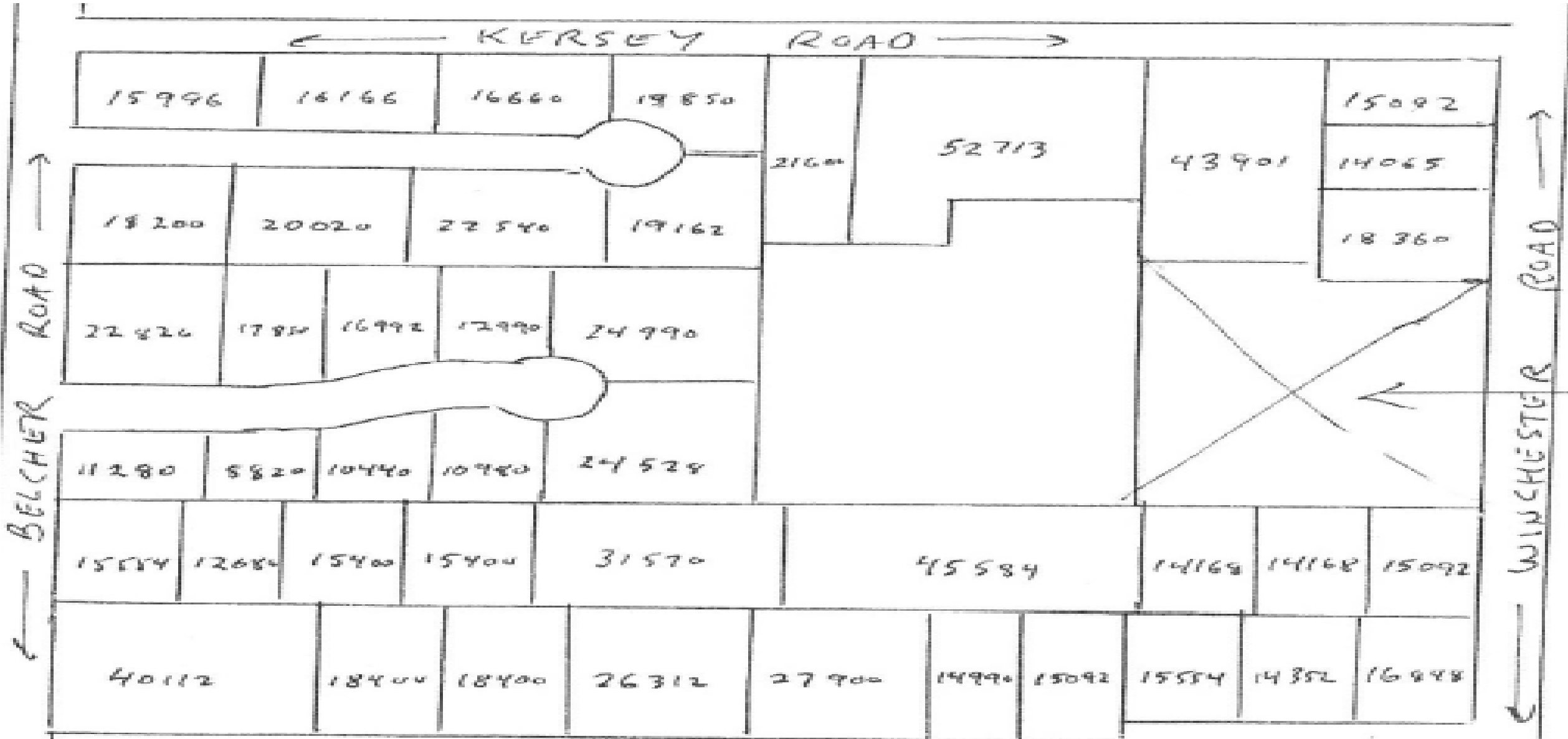
70.51 (17) (c) – in conducting the hearing, the special magistrate may hear from all parties and witnesses that are necessary to an understanding of the matter.

**MEDIATION – FROM
THE LATIN VERB -
MEDIARE – WHICH
MEANS- 'TO MEET
IN THE MIDDLE'**

100% of the surrounding neighborhood property owners agree that if developer builds according to the zoning and land use laws already in existence then he will be preserving and sustaining the integrity and viability of the neighborhood.

Existing lots/homes	0	
Original law change request for new lots/ homes	10	
Mediated amount of new lots/homes should be...	5	✓
Existing law allowed lots/ homes	5	✓

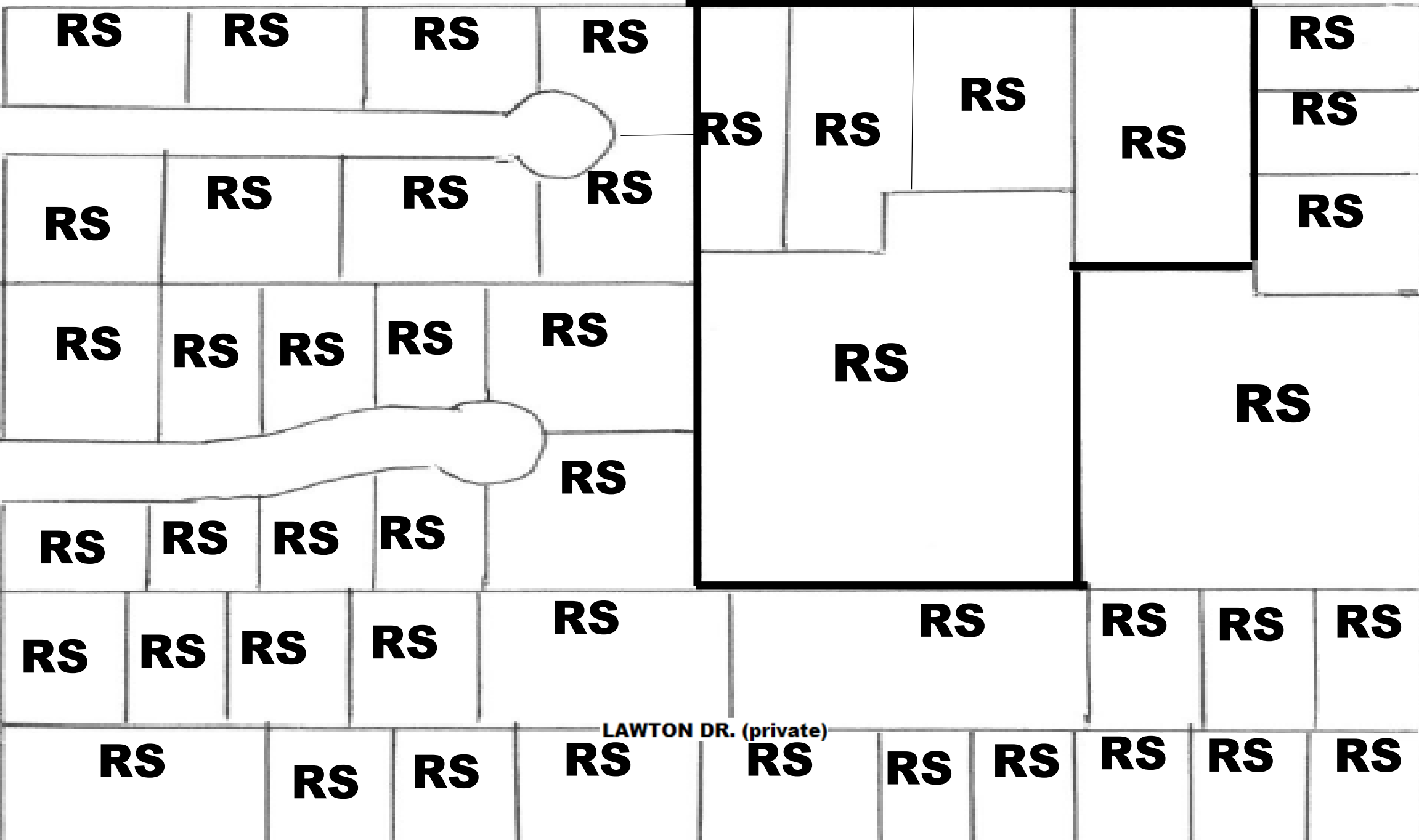
AVERAGE LOT SIZE - 20,200 sq. ft. - CO REQUESTED LOT SIZES - 9,500 - NOT COMPATIBLE



KERSEY RD.

BELCHER RD.

WINCHESTER RD. (ALLEY)



LAWTON DR. (private)

	R-R	R-3	R-3-CO
Maximum # of Lots	5	11	7
Minimum Lot Size	16,000 sq ft	6,000 sq ft	9,500 sq ft
Minimum Lot Width	90 feet	60 feet	80 feet
East Property Line Minimum Setback	25 feet	20 feet	25 feet
South Property Line Minimum Setback	Rear: 15 feet Side: 10 feet	Rear: 10 feet Side: 6 feet	Rear: 15 feet Side: 11 feet

	R-R	R-3	R-3-CO
Maximum # of Lots	5 [4]	11 [8]	7 [6]
Minimum Lot Size	16,000 sq ft	6,000 sq ft	9,500 sq ft [11.000 sq ft]
Minimum Lot Width	90 feet	60 feet	80 feet
East Property Line Minimum Setback	25 feet	20 feet	25 feet
South Property Line Minimum Setback	Rear: 15 feet Side: 10 feet	Rear: 10 feet Side: 6 feet	Rear: 15 feet Side: 11 feet

Request

Subject Property

**Approximately 2.18 acres at 1736 Winchester Road in unincorporated Largo
Vacant except for a barn and sheds**

Future Land Use Amendment

From: Residential Suburban (RS) – 2.5 units per acre

To: Residential Low (RL) – 5 units per acre

Zoning Atlas Amendment

From: R-R (Rural Residential)

To: R-3-CO (Single Family Residential – Conditional Overlay)

Proposed Use

Single family subdivision – as restricted by the Conditional Overlay

Conditional Overlay



Parameters of the Conditional Overlay per the Proposed Settlement

Limits the maximum number of lots to seven

Requires a minimum lot size of 9,500 square feet

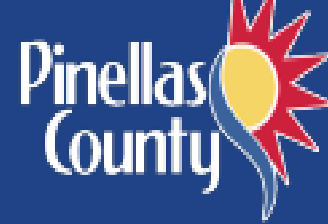
Requires a minimum lot width of 80 feet

Extends minimum setbacks an extra five feet on east and south property lines

No change to the land use request

RL needed to achieve seven lots

Proposed Settlement Recommendation



Proposed Land Use and Zoning amendments

- Surrounding area is a mix of RS and RL land use categories and R-R and R-3 zoning districts
- Addresses compatibility with existing properties on the west side of Winchester Road by requiring larger and wider lots, and increased setbacks
- Consistent with the Comprehensive Plan
- Consistent with the Countywide Plan Map – would not require changes

Approval recommended per Special Magistrate

Board may accept, modify, or reject the recommendation



DISPUTE RESOLUTION ACT/ REQUEST FOR RELIEF

After the June 30, 2021 mediation session, the Parties attempted to identify development parameters that address the issues raised at the April 27, 2021 BOCC hearing. The terms of the proposed settlement and recommendation to the BOCC are as follows:

1. Future Land Use Map amendment changing the future land use classification of the subject property from Residential Suburban (RS) to Residential Low (RL).
2. A zoning atlas amendment changing the zoning classification on the subject property from R-R, Rural Residential to R-3, Single Family Residential.
3. Pursuant to Pinellas County Land Development Code Sections 138-1200 through 138-1203, a Conditional Overlay is added to the R-3 zoning request in Case No. Z/LU-20-12, with the following conditions:
 - a. Maximum number of lots is seven (7).
 - b. Minimum lot width is eighty (80) feet.
 - c. Minimum lot size is nine thousand five hundred (9,500) square feet.
 - d. An additional five (5) feet is added to the required minimum setback on the east and south sides of the subject property, such that the east property line minimum setback is twenty-five (25) feet, and the south property line minimum setback is fifteen (15) feet for the rear setback and eleven (11) feet for the side setback.

CONCERNED ADJACENT PROPERTY OWNER'S - PROPOSED MODIFICATION - OF REQUEST FOR RELIEF / CONDITIONAL OVERLAY



Mediated Proposed Conditional Overlay

Neighborhood Proposed Conditional Overlay

	R-R	R-3	R-3-CO	R-3 - CO
Maximum # of Lots	5	11	7	6
Minimum Lot Size	16,000 sq ft	6,000 sq ft	9,500 sq ft	11,000 sq feet
Minimum Lot Width	90 feet	60 feet	80 feet	90 feet
East Property Line Minimum Setback	25 feet	20 feet	25 feet	25 feet
South Property Line Minimum Setback	Rear: 15 feet Side: 10 feet	Rear: 10 feet Side: 6 feet	Rear: 15 feet Side: 11 feet	Rear: 15 feet Side: 10 feet

Sec. 138-1200. - Definition, purpose and intent.

The purpose of a Conditional Overlay (CO), is to provide for additional limitations to the underlying zoning district, to ensure compatibility with surrounding uses and consistency with the comprehensive plan and this Code.

(Ord. No. [18-36](#), § 3(Att. B), 10-23-18)

Sec. 138-1201. - Development regulations generally.

The development regulations imposed by a CO are more restrictive than the regulations otherwise applicable to the property under this Code. Development of property subject to the application of a CO shall be pursuant to its underlying zoning district, as limited by the regulations imposed by the CO. Each resolution applying a CO shall define the land area which it covers along with the specific regulations imposed. The property specific development regulations shall be made a part of the zoning atlas and noted on each property to which they apply. Conditional overlays shall be indicated on the zoning atlas by an overlay pattern or shading, as deemed appropriate.

(Ord. No. [18-36](#), § 3(Att. B), 10-23-18)

Sec. 138-1202. - Limitation on permitted development regulations.

Development regulations imposed by a CO shall be limited to those which:

- (a) Prohibit certain Type 1, 2 and 3 uses and accessory uses otherwise authorized in the underlying zoning district;
- (b) Decrease the number or average density of dwelling units that may be constructed on the subject property;
- (c) Increase minimum lot size, minimum lot depth or minimum lot width requirements;
- (d) Limit maximum floor area ratio (FAR);
- (e) Limit maximum height;
- (f) Increase minimum yard and setback requirements;
- (g) Limit building or impervious coverage;
- (h) Impose specific design criteria; AND/OR
- (i) Restrict access to /from adjacent roadways.

(Ord. No. [18-36](#), § 3(Att. B), 10-23-18)

**Reverse a 5-1 BOCC
decision???**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF
WHEREAS, the proposed settlement and recommendation would reverse the Board's

denial of the application for an amendment to the Future Land Use Map of Pinellas County,

Florida in Resolution No. 21-27, and approve the land use redesignation of the subject property

from Residential Suburban to Residential Low; and

WHEREAS, pursuant to Section 70.51(21), Florida Statutes, the Board may accept,

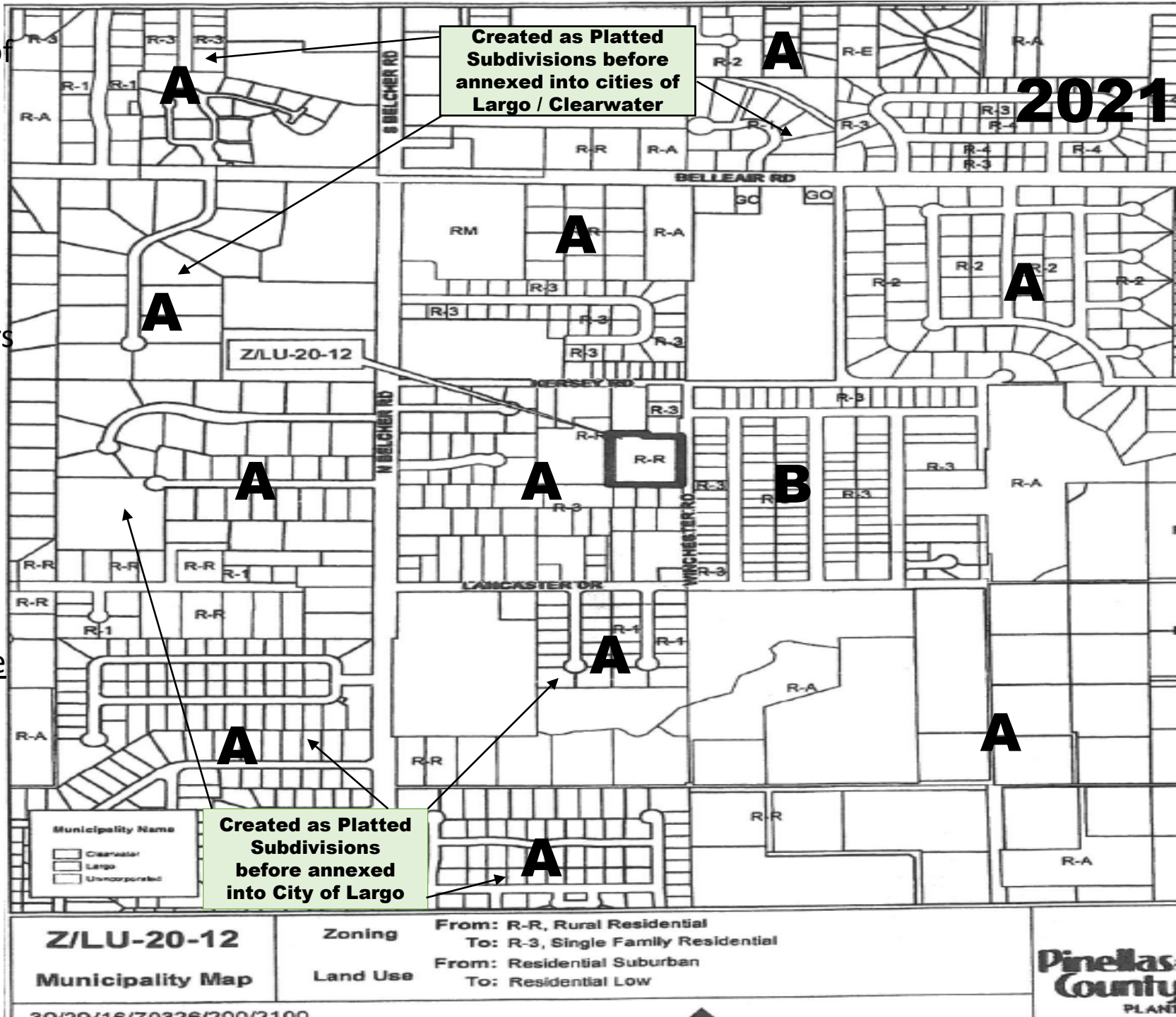
modify, or reject the proposed settlement and recommendation.

Section 2. The action of the Board of County Commissioners in Resolution No. 21-27 to deny the amendment to the Future Land Use Map of Pinellas County, Florida in case no. Z/LU-20-12 is hereby reversed and overturned.

This map provides empirical evidence (lot density) documenting consistent application of property development assessments over the past **50-60** years.

This map notes that nearly every past, consecutive, diverse and community minded Pinellas County Board of County Commissioners, Planning & Zoning, Developers as well as citizens, nearly without exception, **CONSISTENTLY** requested and were approved to develop LOTS that were in excess of 12,000 sq. ft. with a majority of LOTS in excess of 16,000 sq. ft. (the current allowed LOT size for this case). The citizens request that this last infill be developed in the same consistent manner and should continue to be compatible with 90% of the existing, developed lots.

NOTE: this map is accurate dimensionally but not to perfect scale. A few LOTS that do not have an **A** indication may appear relative in size to the **B** lots but all those lots are, in fact larger and range in size from - 7,500, 8,500, 10k or 12k sq. ft.

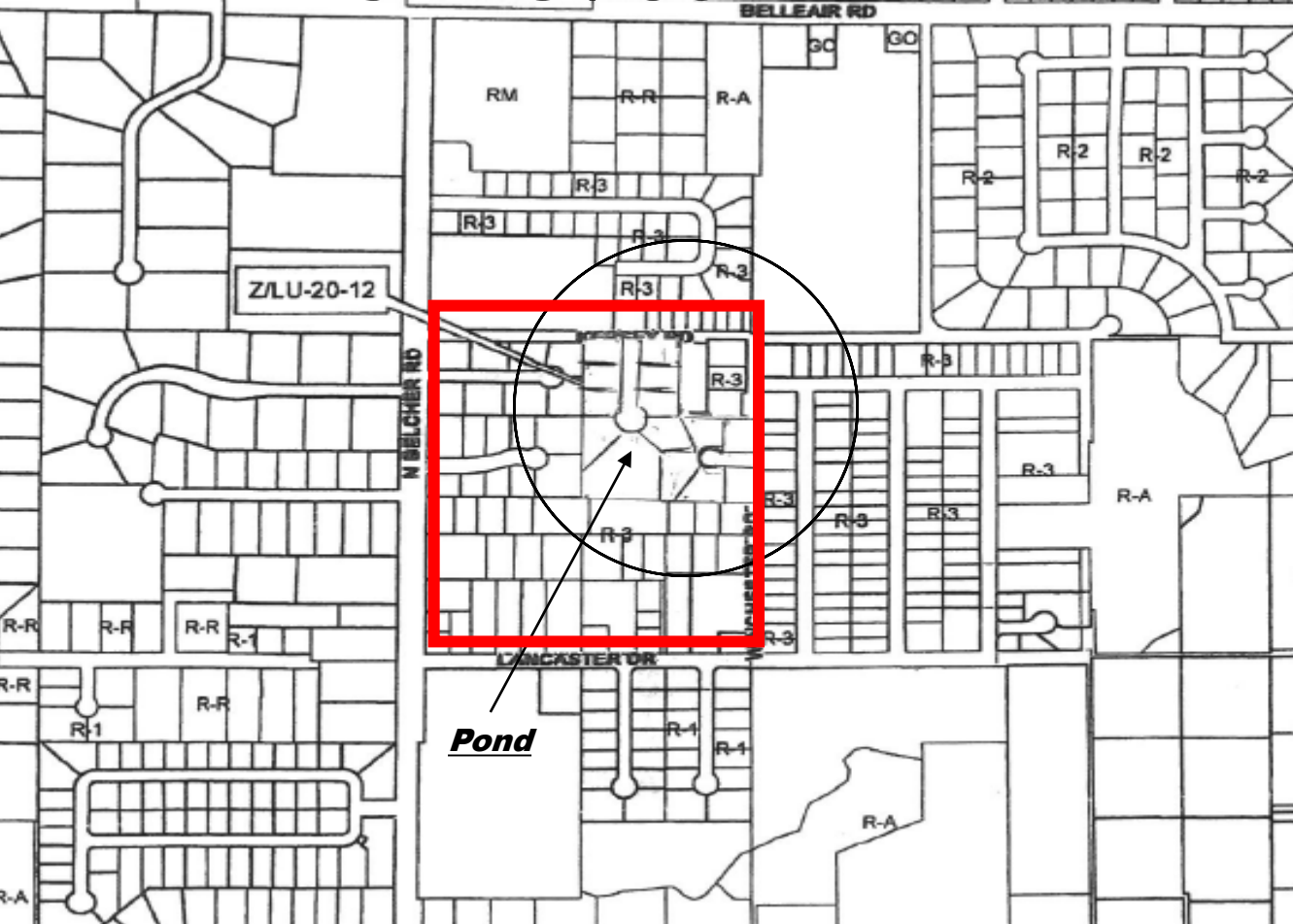


The neighborhood's overriding concern is the precedent that would be established if this case is approved to increase the existing allowed development of five lots to the requested allowed development of ten lots. There is a larger/adjacent lot that is currently allowed development of 8-10 lots. It will be for sale at anytime and ***the precedent will have been set for another case*** to change zoning and land use to accommodate 17 lots! Zoning could be changed from R-R to R-3 as long as the "land use" is NOT changed from 'Residential – Suburban' to 'Residential – Low' and still allow the eventual development of 13-15 homes versus 26-28 homes.

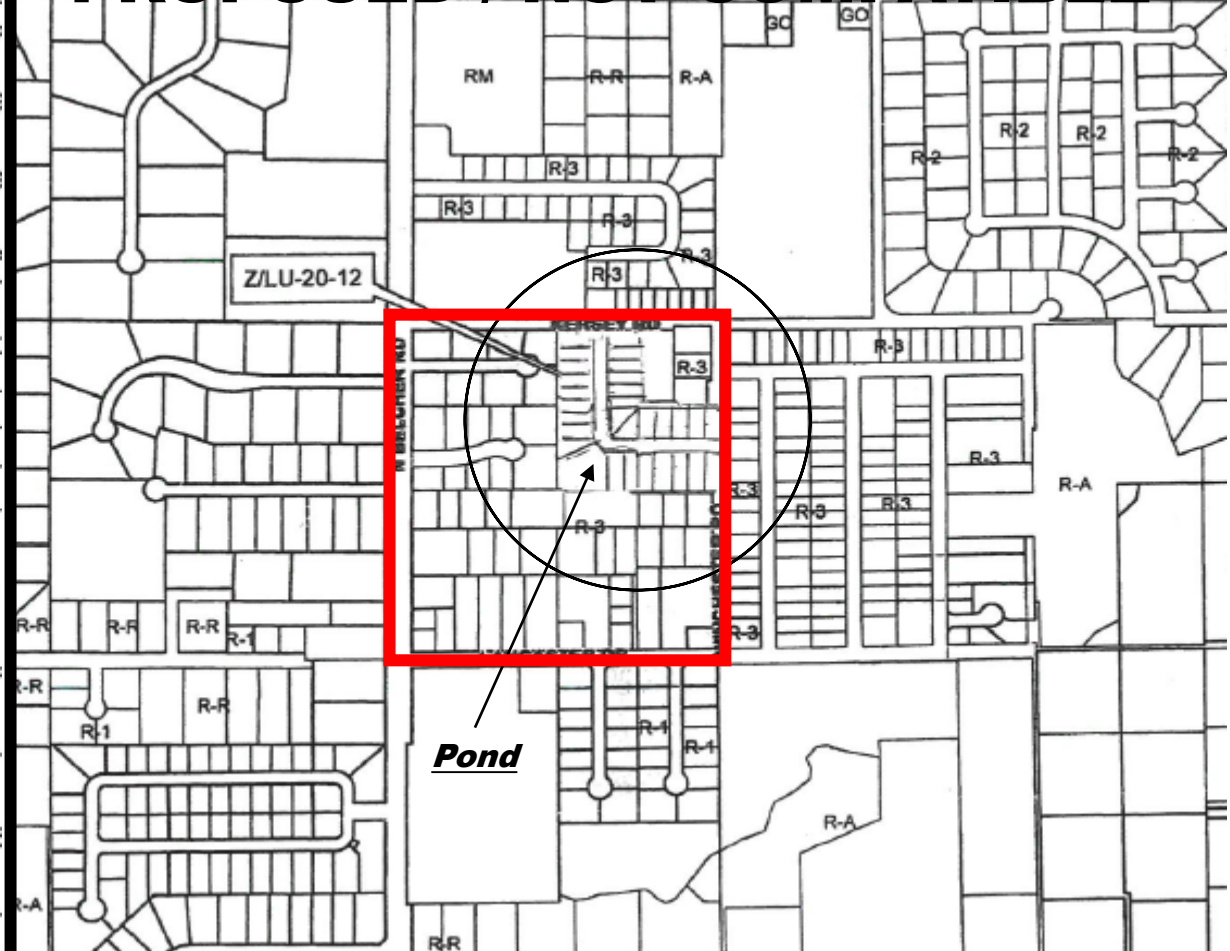
*****Increased density West of Winchester Rd. (large lot neighborhood) = Decrease in property values = sub-standard roads*****

Below is a proposed rendering of what the two models would eventually approximate in lots size and density and compatibility.

EXISTING / COMPATIBLE



PROPOSED / NOT COMPATIBLE



Belcher Elementary School (two blocks from lot) is approaching full capacity. There are currently 111 more students living in the Belcher school zone (793) than the allotted school capacity (682) Some obviously attend private or charter/home school. Currently under construction or completed within the past six- 12 months are nearly 1,000 homes / condos / townhouses / apartments, located around Bellaire Road and US 19. Including 'The Towns of Belleair Grove', 'VUE at Bellaire', 'ALTA Clearwater', etc. These units are assigned to Belcher Elementary School. A traffic study of Bellaire Rd. is needed. All area residents note recent traffic congestion uncommon to the area. Approving the high density 'Land Use' change request, in this lot currently allocated to build low density housing (compatible to the existing area) will potentially impact on the student population and present additional pressure to the school.

Creek Under The Son is an equine therapy center located on Doncaster Road, three blocks from the lot. The LOT in this case is where the property owner is requesting to approve a build out of DOUBLE the already allowed lots. **Creek Under the Son** is where therapeutic riding therapy is used to help **disabled children and individuals including veterans**, to improve their lives. In addition to other programs, the program uses the alley (Winchester Road) as part of their equine therapy. Additional vehicle traffic (over the currently zoned amount) will potentially and adversely disturb the horses / carriages as they peacefully ride.



← Winchester Road



The two pictures below represent the current aesthetic of 90% of all existing LOTS/homes of the adjacent neighborhood. It also represents every other neighborhood within a one mile radius of the infill Lot that is requesting zoning and land use changes to current law. Note the large LOTS ranging from 12,000 to over 25,000 sq. ft. Note the yard space and limited vehicle spacing / parking requirements.

The picture below represents the type of LOT sizing/spacing that allowing rezoning and land use changes for 6,000 sq. ft LOTS would result. Basically no yard space and vehicle spacing / parking intrusion.

