

September 8, 2022

Irene Borba, City Director of Planning, Belvedere

Robert Zadnik, City Manager, Belvedere

Dear Ms Borba and Mr. Zadnik,

Having done multiple renovations on my Belvedere home in the last 33 years, I have always followed all the City rules and regulations for construction. That's what good citizens do. So, when a Developer comes into town and attempts to bypass those same rules and regulations, I must object and so should you.

Thompson Dorfman must abide by the same rules and regulations as any other Belvedere property owner. They have submitted their application to build an apartment building that violates City zoning. **They are not in compliance with Belvedere's zoning regulations as specified in 19.28.030 Prohibited uses. The following uses are prohibited in the R-2 zone: All uses not specified in Sections 19.28.010 or 19.28.020 of this Chapter, specifically including, but not limited to, any business, boarding house, rooming house, apartment court, apartment house, church, club building, hotel, rental office or any other use. (Ord. 89-1 § 1 (part), 1989.)**

In view of the clear and unambiguous zoning regulation that prohibits an apartment house in the R-2 zone that covers the Mallard Point property, I urge you to categorically reject the Mallard Pointe project as submitted.

Sincerely,

Jill Barnett, BRIG member

Cc: Belvedere City Council Members

Planning Commission Members

