

From: [Kira Talley](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] 4675 E. Iliff Ave. (Application Number: 20231-00142)
Date: Wednesday, January 10, 2024 9:42:15 AM

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To Whom It May Concern,

We are residents of University Hills North and we respectfully request the Planning Board to **DENY** the proposed lot split of 4675 E. Iliff Ave. (Application Number: 20231-00142).

University Hills North is a beautiful, established neighborhood that is steeped in history. Over the years there has been a large amount of new development in our neighborhood, namely multi-family dwellings. While we are happy that the old, dilapidated buildings have been torn down to make way for new housing, there comes a time when an area can no longer support the large number of people moving in and when development starts becoming erratic. One example is the proposed rezoning of the lot at 4675 E. Iliff Ave from E-SU-Dx to E-SU-B1. Squeezing in two tall, narrow homes on a lot is unnecessary and does not match the rest of the homes in the neighborhood, which are predominantly small, single-story homes. The proposed dwellings will undoubtedly tower over the existing properties surrounding them.

Furthermore, the owner of 4675 E. Iliff is NOT a resident of our neighborhood, they are in fact a real estate developer owning several properties in University Hills North (all of which they have never lived in). All properties are vacant and not maintained, with multiple property code violations on each. They could care less about OUR neighborhood. At the end of the day, said owner just has their wallet in mind, NOT the future of our neighborhood!

We are quite literally losing our quiet and historic neighborhood, University Hills North, as more and more properties are being rezoned. With that being said, we **strongly oppose** the rezoning of 4675 E. Iliff Ave.

Please DENY this proposed rezoning.

Thank you for your time, understanding and consideration.

Kind regards,

Kira and Conor Talley

From: [Brenda Vaughan](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] 4675 E. Iliff Ave.(application Number 20231-00142)
Date: Thursday, January 11, 2024 1:32:46 PM

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To Whom It May Concern,

I

We are residents of University Hills North and are respectfully asking the Planning Board to DENY the proposed lot split of 4675 E. Iliff Ave.(application Number 20231-0014).

University Hills North is a beautiful, established neighborhood.

All homes from E. Warren to E. Iliff and W. of Dexter to E. of Bellaire, are all small single homes 1 story high. To split this lot and put 2. tall, narrow homes on a lot is unnecessary and does not match the rest of the homes in neighborhood.

It seems the intent is to open up all homes for rezoning and no longer having single family homes.

So we are requesting the Planning Board DENY, this property rezone request.

Thank you for your time, understanding and consideration.

Regards,

Brenda and John Vaughan