

**From:** [Matt Fuoco](#)  
**To:** [Public Testimony](#)  
**Subject:** Vote NO ordinance 240814  
**Date:** Saturday, September 14, 2024 2:29:07 PM

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Dear NPD Committee Members:

My name is Matthew Fuoco and I reside at 4530 Jefferson Street. As a resident of the Plaza Westport Neighborhood, I strongly oppose the rezoning of 4438-4450 Washington from R-1.5 to R-.75 for these reasons:

- **Homeowners will bear an unreasonable burden from this development: loss of privacy and quality of life; their properties will lose significant value.**
- **The infrastructure in this area is already inadequate with a street grid designed for single family homes that cannot handle existing traffic and parking.**
- **This situation is unprecedented. Nowhere else around the Plaza does an R-6 zone immediately abut an R-.75 district with much more intense density and height.**
- **City officials are ignoring the Midtown Plaza Area Plan and the City's Municipal Code Criteria in order to recommend rezoning. The MPAP calls for R1.5 zoning on these parcels of land.**
- **Once approved for rezoning, the developer is not bound by the depiction it presented; they could change the construction plan at will, without any need for public engagement.**
- **Rezoning establishes a new precedent for increased height and density immediately next to other smaller homes in this and other neighborhoods.**

It is time for our elected officials to listen to those that actually live in the impacted neighborhood. We have gathered almost 200 signatures of those that live in the Plaza Westport Neighborhood that OPPOSE this rezoning. Listen to those that this development will impact the most. Vote NO on ordinance 240814.

Regards

Matthew Fuoco

[Sent from Yahoo Mail for iPhone](#)

