

September 7, 2022

TO: Robert Zadnik and Irene Borba

CC: Belvedere City Council and Belvedere Planning Commission

FROM: Linda Bine, member of Belvedere Residents for Intelligent Growth

RE: Don't let developers ignore our zoning rules

I respectfully ask you to consider the following questions:

Why don't the Mallard Pointe developers create a project featuring a combination of single-family homes and duplexes, which would meet the requirements and complement the existing homes in other parts of the R-2 zone, which extends from Mallard Road to Cove Road?

Apartment buildings are not permitted in the R-2 zone or any zone in Belvedere except R-3. So, if this developer is allowed to ignore our zoning rules and build an apartment building in the R-2 zone, what's to keep a future developer from building an apartment in some other zone in Belvedere – including next to single-family homes?

Please don't ignore our zoning rules – find the proposed Mallard Pointe development in noncompliance.