
Opposed to petition #26-003038-ZA-FLUM / #26-002988-ZA-MAP

From George Fuller <georgerfuller@gmail.com>

Date Sun 7/5/2026 12:10 PM

To Subhashi Karunarathne <ksubhashi@thempc.org>; Sally Helm <helms@thempc.org>

Attn: Subhashi Karunarathne & Sally Helm-

Subhashi & Sally-

As a long time property owner in this neighborhood and a background in working in historic preservation - I am writing in strong opposition to the proposed zoning change on PIN #20044-34-011. TC-1 zoning here is a mistake. This area already has parking problems with the large number of apartment buildings that do not have off street parking. The lot is now and in the past used as parking for the adjacent building. Making a commercial store with an apartment on this site is clearly going to stress an area that already has parking issues.

Keep in mind that the church conversion to a restaurant/commercial space across the street will also add a huge amount of parking demands. The owners of that building have not found a tenant as of yet but one will come and with it - lots of vehicles looking for limited parking.

This is a very tiny lot and as much as I would like to see it developed, I think changing the lot to a commercial lot is a huge mistake. Loading and unloading commercial trucks for business typically blocks the lane and the unpaved Park Lane was not designed for this.

There are many small infill lots in this area that have had good designed residential buildings built on them. Many incorporate parking on site and fit in size, style and scale with the surrounding structures. Better suited projects could be done on this parcel than what is being proposed. I hope your department will oppose this proposed change.

George Fuller
Owner: 216 E Duffy Street