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To: [Lockett, Jay P](#)
Subject: Bellewood garden
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Hi Jay,

If you could please pass along my letter to the committee in regards to case number 22-DD-0015.

Good afternoon!

I am writing with concerns about the proposed zoning modification for Bellewood Garden Court.

-The owner, Ali Kassai, failed to provide any notification about this proposed change. Previously he met with the current owners to discuss issues. This time, despite recent conversations with several of us individually, he failed to call a meeting of HOA members to discuss this proposed change.

-As you know, Bellewood Garden Court is a zoned neighborhood for up to 16 condominiums (that is 8 - 2 unit buildings). This is how the condos were marketed and sold - according to the original paperwork. The current signage at the property also markets this a condominium community. A change to allow a single home dwelling would violate the spirit of the intended use/purpose of this neighborhood.

-Each condo is allotted 3 parking spaces. The parking lot is not marked with lines. There are many days when the parking for the current residents is infringed upon by other condo owners and/or their guests as well as construction crews. Mr. Kassai is aware of this yet he has made no attempt to mark the parking lot. Adding an additional unit with add to an already congested parking area.

-The area where to proposed single dwelling would be located is at the end of a parking lot for the condos. It was not/is not intended to be a driveway to a single unit. Is the proposed unit to use the private parking lot as a street?

-Mr. Kassai, does not manage these properties regularly. The green spaces (grass; weeds; landscape; etc) are not regularly maintained. (I can provide recent photos.) He uses the excuse that the contractors were called but did not show up or touts how costly it is to maintain these properties with the currently HOA fees. He raises the fees without providing improved services. Additionally he has not maintained the outside physical condition of these units. Adding another unit will only further add to this burden.

-Mr. Kassai is not a man of his word. He does what he wants and then justifies it later.

As a current resident of Bellewood Garden Court and a property owner in Jefferson County, I am against this proposed change.

Thank you, in advance, for your time and consideration.

Jennaleigh Burgess