

**Clifton** Community Council
PRESERVING THE PAST PLANNING THE FUTURE

September 28, 2016

Dear Planning Commission Chairperson and Commissioners,

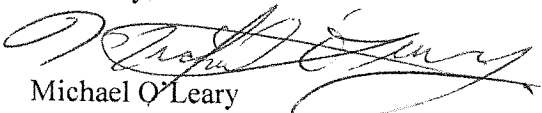
I apologize for not coming to the public hearing in person but I am not able to get off from work.

As Vice President of the Clifton Community Council and Chair of the CCC Land Use and Preservation Committee I am writing in support of **Case Number 16zone1028**.

1. The Clifton Community Council supports the proposed Waiver regarding the required landscape buffer.
2. The Clifton Community Council supports the property zoning change from R-5B to CR.
 - a. With the CR zoning we respectfully request a binding element not allowing Restaurants and Delicatessens.
 - b. We feel the everyday workings of a restaurant/delicatessen would create a burden to our residential neighbors immediately next door to the property. The use of a restaurant exhaust fan, maintenance of a restaurant grease trap, use of a dumpster, the deliveries of supplies would cause disruption for our neighbors.
 - c. There are 33 allowed uses listed for C-R Commercial Residential. We, the Clifton Community Council, feel Restaurant/Delicatessen use is the only one that does not fit into this specific location.
 - d. As a non-conforming use the property is currently being used as an Art Gallery and we feel this the perfect example of granting the CR zoning for this property.

The Clifton Community Council would like impress upon the Planning Commission our respect and appreciate for the current property owner, Cecily Bell. Ms Bell has owned this property since 2008. We realize it has been challenging for her to rent the store-front due to the grandfathered non-confirming use of the residential zoning. Even with the challenge Ms Bell has tried renting the property to good commercial tenants who often were good neighbors. The current tenant, Cook Studio & Gallery, is an example of a fine commercial tenant who Ms Bell brought into our Clifton neighborhood. Also, Ms Bell has done a fine job maintaining the property and taking pride in the neighborhood we call home.

Sincerely,



Michael O'Leary
Vice President, Clifton Community Council
Chair, CCC Land Use and Preservation Committee

CLIFTON COMMUNITY COUNCIL
Preserving the Past. Planning the Future