From: David
To: Council Clerk; councilclerk@cityofdelaware.oh.gov
Subject: 163 N. Franklin St. zoning
Date: Wednesday, August 5, 2026 10:33:11 AM

You don't often get email from dlbilsing@yahoo.com. Learn why this is important

5 Aug 2026

To: City of Delaware Council Clerk

Re: Planning Commission PC 26-8 Conditional Use Permit for property located at 163 North Franklin Street, Delaware Oh.

My name is David Bilsing, my residence is !8 Griswold Street, Delaware Oh., my e-mail is dlbilsing@yahoo.com.

I am submitting comments / observations regarding this PC 26-8 proposed conditional use permit zoning application for the Planning Commission public hearing this date.

I understand the intent is for the development of a "boutique hotel" at the 163 North Franklin Street address. I understand that the property has not yet been acquired by Jablonka Real Estate Partners. I am aware of multiple properties in the general area that provide short term rental room availability to the traveling public and that this
conditional usage requires registration of such with the City of Delaware. I know that the Zoning Department will impose certain requirements for the conditional use and that the new owner will have to maintain these property use requirements. I understand this boutique hotel will house 9 guest rooms and 13 designated guest parking positions

on site.

I would note these concerns as follows: future property usage, parking, and noise.

- Why does the conditional use stay with the property, and not the owner? Staying with the property, there is an element of permanence. Does noncompliance void the conditional use permit.
- If the boutique hotel becomes nonprofitable, will ownership change?
- If ownership changes will there be a continued cycle of zoning hearings for any changed usage?
- Note there is no annual registration required for this conditional use permit, but there are with other rental properties in the city. Why is this the case? How does the compliance oversight relate to zoning moving forward?
- How will parking onsite for the Boutique be regulated (parking passes) to alleviate on-street parking, which many residents use?
- How will you handle privacy and security for your patrons and for your neighbors? Will you use property lighting and or fencing for example?
- What will check-in/check-out times look like?

Based on the above-mentioned concerns and future unknowns I would strongly oppose the conditional use permit for this property application. As a longtime Delaware property owner, I've seen many changes to the neighborhood over the decades. I do not see this as one of those positive changes. I thank you for the opportunity to voice my concerns with the Planning Commission.

Sincerely,

David L. Bilsing

18 Griswold Street

Delaware, OH 43015