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

9/1/2026

Dear Members of the Planning Commission,

My name is Jessica Cain, and I reside at 27 Griswold Street, Delaware, OH. I am writing to submit my comments and concerns regarding the proposed PC 26-8 conditional use permit application for a boutique hotel at 163 North Franklin Street.

I am opposed to this conditional use permit. This is a residential street, home to many families, including young children who play outside. Introducing a hotel to this block, on a corner so close to my home, would fundamentally change the character of the neighborhood in ways that concern me directly.

I understand from the applicant's letter of intent that Jablonka Real Estate Partners LLC is proposing 5-9 guest rooms across the upper floors and basement of the structure, with up to 13 parking spaces on site with curb cuts onto both N. Franklin Street and Griswold Street. I also note that the applicant states this use is consistent with the "highest and best use" of the property. I disagree that a hotel is the highest and best use for a residential block, and I would ask the Commission to weigh the character and safety of the existing residential neighborhood at least as heavily as the property's commercial potential.

If the Commission does move forward with approval despite these concerns, I would ask that the following issues be addressed and any approval be conditioned on enforceable, lasting guarantees:

1. Noise

I would ask that operating hours for any outdoor amenities, gatherings, or guest activity be strictly limited, with a defined cutoff time for music and outdoor noise. Sound limits should be specific, measurable, and enforceable — not left to the discretion of whoever owns the property at a given time.

2. Parking

Parking along this corner is already a challenge for existing residents. I am concerned that guest parking will spill onto the street rather than remain contained on site. I would ask the Commission to require a clear, enforced parking management plan (such as posted guest

parking permits or passes) so that hotel guests are not competing with residents for on-street spaces.

3. Safety of residents and children

This is a quiet residential block where neighbors know one another, and children regularly play and ride bikes outside. A hotel would bring a steady stream of unfamiliar vehicles and visitors to the street, increasing traffic and reducing the sense of safety families currently rely on. I would ask that traffic and safety impacts, particularly around check-in/check-out times and guest turnover, be carefully considered before any approval is granted.

4. Permanence of the permit and future ownership

I understand the current owner's (Jablonka Real Estate Partners LLC's) stated intentions for this property may be well-meaning. However, my concern is what happens if this property is sold again in the future. This concern is not hypothetical: the applicant's own letter of intent notes that this property previously received zoning relief in the 1980s, and that relief lapsed when a prior owner sold the property, apparently without the subsequent owner realizing it. That history is exactly the outcome I am worried about repeating. Will a future owner be bound by the same conditions — noise limits, parking management, occupancy limits — that are established at this hearing? What mechanism exists to ensure ongoing compliance, and what happens if a future owner does not comply? I would ask the Commission to clarify how enforcement and compliance will be monitored over time, not just at the point of initial approval.

For these reasons, I respectfully oppose the conditional use permit for this property. If the Commission does proceed with approval, I strongly urge that the conditions above be made specific, binding, and tied to the property regardless of future ownership changes.

Thank you for the opportunity to share my concerns and for your consideration.

Sincerely,

Jessica Cain
27 Griswold St.
Delaware, Ohio