1:34 PM Tue Sep 1

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bcc: dlbilsing@yahoo.com

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To: CITY of DELAWARE, ZONING COMMISSION (PC 26-8 Conditional Use Approval)

On Tuesday, September 1, 2026, 11:10 AM, D Bilsing <dlbilsing@yahoo.com> wrote:

Good evening members of the Commission. My name is David Bilsing and I live at 18 Griswold Street, the second property west of the 163 North Franklin Street, for which this zoning "conditional use approval" has been submitted to the Commission. I am submitting this correspondence to strongly urge you to deny this conditional use request for this proposed boutique hotel.

Our neighborhood's zoning was established to guarantee a safe, quiet environment for families and long term residents. Additionally, it is part of a designated "Historical Residential District". I am a long term resident of this neighborhood. Introducing a 24/7 commercial operation into the heart of this residential zone constitutes spot zoning and creates severe negative externalities.

Those externalities include; 1) It benefits one private developer at the expense of the surrounding homeowners. 2) Allowing a commercial property into a residential enclave makes it incredibly difficult for the city to deny future commercial encroachment, eroding the neighborhood over time. 3) It adds to traffic congestion, which is frequently busy depending on the time of day. 4) Increased traffic poses a direct threat to high risk residents, specifically children and the elderly, who actively utilize neighborhood streets for walking and recreation. I have observed numerous instances of vehicles driving south on Franklin Street's one way north bound direction. I have observed numerous vehicles not obeying the eastbound Griswold Street stop sign and turning either direction onto Franklin Street. 5) It appears this property has inadequate parking for guests, staff, events, and vendors, forcing spillover onto Griswold Street, while Franklin Street parking spaces are already quite limited. 5) Unlike residents, a hotel operates 24/7. This introduces noise at all hours, ambient light pollution, commercial HVAC noise, and late night guest activity. Multi-story boutique hotels often overlook the private backyards and windows of adjacent family homes, stripping residents of their privacy. 6) Replacing permanent neighbors with transient guests weakens the social fabric, safety, and cohesion of a neighborhood that look out for each other.

Our narrow residential streets will be further impacted to handle the additional influx of rideshares, delivery trucks, additional on street parking by guests and visitors without compromising the safety of our children. Furthermore, this projected conditional use project appears to contradict the city's own Comprehensive Plan to preserve neighborhood integrity. We residents ask that you protect the homeowners who have invested their lives here and maintain the original zoning intent.

Please strongly consider and reflect on these issues we've submitted in your decision about this conditional use request. There are other items of note beside those posed here.

My thanks to the Commission for considering these specific concerns about our neighborhood. David Bilsing, 18 Griswold Street.

Sent from my iPad