

Petition Regarding Proposed Zoning Change of 3 Front St.

For at least the following reasons, we the undersigned residents of Lansdowne Park object to changing the zoning at 3 Front St. from R1 to RP:

- Increased traffic on Lansdowne Avenue and throughout the neighborhood. The increase in traffic would be not only from workers and residential tenants, but also from customers. This traffic increase would affect the quality of life and safety of every resident in the neighborhood from Lansdowne Ave. and all the way to Park Ave.
- The dominant demographic in Lansdowne Park is long-term families: In the entire neighborhood there are only five multi-family homes in a seven-block radius. While it is one matter to mix residential/professional zonings into neighborhoods characterized by the demographics of multi-units, it is entirely a different matter to move residential/professional zonings into a long-term, family based zoning demographic.
- Either the increase in on-street parking use or the necessary creation of a parking lot in the back of the building. There is no comparison between a residential backyard and a commercial parking lot. Other parking areas on Front St. are far removed from residential areas, separated not only by a grandfathered RP lot and Lansdowne Avenue but also by a physical barrier (streambed) and a borough cartway. Additionally, the creation of a parking area would certainly mean the removal of at least one mature street tree.
- While the property value of 3 Front St. might triple, the value of every other lot in the area would be reduced.
- If the buyer promises to invest money into the current buildings, and thus benefit the neighborhood, this is a moot point. Due to the condition of the buildings, any buyer will need to invest large amounts of money into the property and thus improve it, even if it retains its residential zoning. If because of finances, no buyer is willing to make this investment, and the borough acquires the lot, the neighborhood would be improved by having a green space buffer to the high density commercial district along and across State St.
- Currently, the entire 900 block of Walnut and 000 block of Front St. is residential. Changing one lot changes the character of not only the lot itself, but the entire block and arguably the entire neighborhood.
- Since the closing of Front St. into the old Weis parking lot, and since the Shade Tree Commission has reforested the lawn between State St. and Front St., the character of the neighborhood has improved. Bringing more professional/commercial traffic and aesthetics into the neighborhood would be a marked reversal in this relatively recent progress.

	Resident	Address
1	John J. Arp JOSHUA ARP	912 WALNUT ST.
2	Beth Ann McCauley	909 Walnut Sts.
3	John Arp	906 Walnut St
4	Eugene Lee	908 Walnut St
5	John Arp	" " " " "
6	Lynette Divers	112 Lansdowne Ave C.S.
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	Resident	Address
8	McKore	200 Lansdowne Ave CS 1841
9	Gloria Walter	214 Lansdowne
10	Gly Walter	214 Lansdowne
11	Walter	905 Poplar St
12	Estett	905 Walnut St
13	A Maxwell	309 Lansdowne Ave.
14	Meedith MacPherson	911 Walnut St

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	Resident	Address
15	Bill Lip	906 WALNUT ST.
16	Robert Burke	11 Front St.
17	Loy Z...	200 Cambridge Ave
18	Roman Myers	912 Poplar ST
19	Mark Myers	912 Poplar ST.
20	Mary Bennett	911 Poplar St.
21	J.R. Bennett	911 Poplar St.

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22	Kelley Ayo	912 Walnut St.
23	Kayla Otto	903 Walnut St.
24	Robert Spahn	901 WALNUT ST
25	Mary Obelmas	112 Fairview Ave
26	Tom Obelmas	112 Fairview Ave
27	Scott Obelmas	112 Fairview Ave
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