

From: [Richard Derderian](#)
To: [Scott Reale](#)
Subject: 2500 NE 19th Street Rezoning
Date: Wednesday, August 20, 2025 7:01:09 PM

This Message Is From an External Sender

This message came from outside your organization.

Sir,

As a 15 year home owner in this neighborhood, I oppose the rezoning of this or any property in such a family oriented area. Please deny this variance. Please forward this communication to the Zoning Board of Appeals to be read into the record of hearing.

Thank you
Richard Derderian
2040 NE 27th Ave

- The applicant offers only general statements without providing supporting documentation, data, or third party evidence to demonstrate compliance with integration and normalization standards.
 - The existence of another unapproved community residence on the same block, operated by the same applicant, strongly indicates clustering, which conflicts with zoning standards meant to prevent concentration of such uses.
 - A history of 911 emergency calls to the subject property suggests potential behavioral or supervision issues, raising concerns about resident safety, operational stability, and compatibility with surrounding residential uses.
 - The proximity of two facilities managed by the same operator may contribute to the perception or creation of a de facto social service district, undermining the residential character of the neighborhood.
 - The application lacks verified documentation of required state licensure or certification, or evidence of equivalency when such licensure is not available.
 - The applicant has not provided evidence of staff training, resident safeguards, or operational protocols typically expected in licensed or certified community residences.
 - The facility is currently operating without required City approval, in violation of zoning regulations and procedural requirements.
- Accordingly, staff recommends denial of the Special Exemption Request