



October 24, 2023

Board of Adjust of the City of St. Louis
City Hall Room 400
1200 Market
Saint Louis, Missouri 63103

Via Electronic Mail to Zoning@StLouis-MO.gov

Re: APPEAL #20484

Board of Adjustment of the City of St. Louis:

The North Hampton Neighbors Network Association (the "Association") serves as the neighborhood association for the North Hampton neighborhood of the City of St. Louis. From time to time, individuals and businesses may approach the Association and request a "letter of support" for a proposed project that requires the approval of a City agency in order to proceed.

Individuals and businesses seeking a letter of support may be invited to speak to the Association's Executive Board (the "Board") and/or at a neighborhood meeting to present their proposal and to take questions. The Board gathers feedback from meeting attendees and using internet polls conducted at the Association's website. The Association, by its Board, will then issue a letter of support or non-support after thoughtful consideration of all feedback.

Mr. Shehryar Zafar approached the Association requesting a letter of support from the Association. The Association board met with Mr. Zafar to ask questions from concerned members. After meeting with Mr. Zafar, the members of the board could not determine what exactly the Association would be supporting; we were informed that it could be a zoning change from commercial to industrial, a conditional use permit, a zoning variance, or an occupancy permit. Given the uncertainty as to what the Association may or may not be supporting an informal survey was conducted in-person and online on Monday, October 23rd. Two questions were asked of members: on a scale of 1 to 5 (with 1 being strongly does not support and 5 strongly does support) do you support MSZ Auto Sales operating in the neighborhood and second question what are your concerns?

At this time, the Board of the Association **does not support** sending a letter of support/non-support given the conflicting information that we have been given about what it would be supporting. Instead it will be sending the results of the survey with summarized comments from members. The averaged response to first question was 1.44 from 32 respondents. The bulk of the comments cited concerns about declining property values resulting from rezoning, concerns about safety and potential theft of MSZ Auto inventory and concerns about increased car traffic on Mardel.

In the future, if the Boards of Adjustment and Public Service are going to instruct that applicants solicit letters of support from Neighborhood Associations, an explanation from the respective board on what is being requested would be appreciated. Should the Board of Adjustment require clarification on anything contained in this letter, the Association requests it be contacted by electronic mail at admin@northamptonneighbors.com.

Very truly yours,

/s/Executive Board

CC: Joseph Vollmer, Alderman
Shehryar Zafar