

Please support the residents of the 1st Terrace neighborhood at the Zoning meeting June 26

The Bethlehem Gadfly 1st Terrace, Affordable Housing, Neighborhoods, Serious Issues, Southside
June 18, 2019

(The latest in a series of posts on the Southside and Neighborhoods)

We last saw Kim Carrell-Smith on these pages in her role organizing the Great Southside Sale 2019.

ref: [The Planning Commission couldn't find its "No"](#)

Yes, Gadfly, we need to mount up. But not just the immediate neighborhood, although that is important. But EVERYONE in our city needs to be concerned about the way developers are bypassing city ordinances. The developer's lawyer said at the last Planning Commission meeting that they are seeking "small variances." SMALL?? Check out the percentages of steep slope and impermeable surfaces they are asking for and compare with the ordinances they are seeking to bypass! This is about environmental damage and quality of life in the First Terrace neighborhood . . . aside from the other obvious issues of serious traffic problems and inadequate roads and parking, as well as scale of the project, noise, and housing a total of 40 students, where four houses stand today. But if ZHB only wants to hear about steep slope and impermeable surfaces, those issues are egregious enough.

ALL CITIZENS of Bethlehem should be concerned about this. Although we are told there are no such thing as precedents with these kinds of decisions (that's what we've heard from Planning Commission folks, ZHB, and others), we have definitely heard the same folks say, "well, we

did this for the ___ project, so I guess we have to do it again for this developer, or they could sue us.”

Is that the way we want our city to function? I don't live in the First Terrace neighborhood, but I see what may happen to neighborhoods on the Southside, OR North, when developers with deep pockets can come in and bypass our city laws, which exist for good reasons and are the will of the people of our city. The developers have the lawyers; residents don't, and won't, unless they can find themselves some deep-pocketed supporters; that's not happening on First Terrace.

Please support the residents and other speakers on June 26 [Zoning Hearing, 6pm, Town Hall]; just stand up in the audience when they speak! Don't let the Zoning Board think that no one cares about this kind of thing. You should, and I think you would if it were your neighborhood
...

Kim

Gadfly was “nonplussed” at the lack of courage by the Planning Commission on this 1st Terrace case last week.