

To: West Vincent Township Planning Commission

From: Michael Ulmschneider

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Subject: Changing KV Zoning to R-2, Spot Zoning Change

Date: 3/20/2019

Dear Commission Members & fellow West Vincent Township Taxpayers,

I listened to the February Meeting Minutes in its entirety. I certainly feel like I'm being singled out by a lynch mob and undeservedly so. Even though R-2 still allows building, I oppose changing zoning from KV to R-2 which exclusively affects me.

All of you have houses, I'm homeless and asset-less except my 5 acre WVT property. You selfishly want to enrich your own living situations while devaluing my 2003 investment such that I'm homeless forever. As you mention in the meeting, you're all here lobbying to change zoning only because I want to sell my property. You further state that the only other > 5 acre parcel, the 8 acre property owner is onboard. This reeks of Spot Zoning which is illegal regardless of how many of you there are.

Prior to many of you moving in, I purchased the property from my only home sale assets and have loyally paid my taxes here ever since. Did any of you do your due diligence first or just waited until I wanted to sell? I've been a good steward of the land and let the trees and wildlife flourish. I haven't logged it, which I'm entitled to, or done anything else to bother my neighbors for the last 15+ years. Now I want to sell it and live in my own house, just like each one of you. Is that too much to ask? I haven't offered to buy anyone's property contrary to what was said at the meeting.

As mentioned at the meeting, be careful what you wish for. Think ahead. Any additions or garage building requests you may want in the future may not be possible under R-2. A variance could be applied for, but will cost you more and be sure I will oppose. Exceptions for your own selfish projects while globally taking it to me isn't fair.

When I purchased the property, the previous owner provided a 1941 grandfathered Plat map on file that pre-dates zoning and most of us. I'm not interested in putting up skyscrapers, apartments or anything for that matter. I just want to sell it. As opposed to gathering up free signatures and driving a mile to a meeting, buck up and buy it. Lobby WVT to purchase it with your large numbers and leave it as is. Let's work it out. It would probably be a lot less aggravation, more cost effective & get what you really want.

Of course everyone loves the beautiful 5 acre wooded parcel. Thank you for admiring it. Thank me for keeping it that way to date as opposed to taking it to me for life. While serving in the Pennsylvania Army National Guard I lived in my Montgomery Cnty home until I was victimized by a federal law enforcement confirmed heinous ethnic hate crime & had to sell. While the organizer has effectively spun this as a no development thing, I question their real motive. Let me sell my property, move on & live in a house like each one of you as opposed to being a homeless Veteran. Let's work it out, buy it.