

The experts on zoning, most familiar with the rules and who have heard public comment on two occasions, have **Denied the Variance** for expansion of the Torah Center in the Sand Lake Hills Subdivision.

I look at our current circumstance as an ethical dilemma. I have completed a detailed ethical analysis considering three key ethical philosophies; Utilitarianism, Kantian Ethics or Deontology and Virtue Ethics. I will provide a brief summary now and explain the details as my allotted time permits.

Utilitarianism – the negative impact of expansion on the majority of residents outweighs the benefits to the Torah Centers congregation in this specific residential context.

Kantian Ethics – supports the duty to uphold consistent and fair zoning laws, respecting the rights of residents to a stable residential environment and prohibit disruptive developments.

Virtue Ethics – aligns with virtues like prudence, justice and community-mindedness as demonstrated by the BZA Denial.

All three ethical conclusions oppose the Torah Center's planned expansion.

The crucial element is that this is a zoned, walled residential neighborhood. Zoning which differentiates between residential, commercial and institutional uses to preserve the character and quality of life in these areas.

Now I explain in more detail.

Utilitarian Ethics is based on producing the greatest good or happiness for the greatest number of people. The numerous stated concerns have caused great unhappiness for the majority of residents in this neighborhood. Denying the Torah expansion will produce the greatest good and happiness for the majority of residents.

In **Kantian Ethics**, the Categorical Imperative or Maxim 1 would require that if we allow the Torah Center to build here, we would have to allow every religious institution or any organization to build structures in residential neighborhoods, which would cause residential zones and community planning to collapse.

Maxim 2 – Treat Humanity as an End, Never Merely as a Means (to an end). The Torah Center pushing for expansion that significantly harms the quality of life and well-being of the other residents, can be seen as using the neighborhood and residents to achieve their own means, violating Maxim 2. The BZA and this commission have a duty to uphold law and order and most importantly to Respect the Property Rights and Community Well-being of Orange County residents. The BZA has correctly fulfilled their obligation.

Lastly, **Virtue Ethics** require justice, prudence and community mindedness. The zoning committee showed justice by applying zoning laws fairly and consistently. BZA demonstrated prudence by showing sound judgement and foresight for the long term impact on the community. Finally, BZA showed community-mindedness and civic responsibility by acting for the well-being of the broader community.

Please sustain the Denial of Variance for the Orlando Torah Center.

David R. Heffernan

8258 Sandberry Blvd, Orlando, FL 32819

Sand Lake Hills resident for 28 years.