

**From:** [Scanlon, Amy](#)  
**To:** [Scanlon, Amy](#)  
**Subject:** FW: Response to Paul Cuta: 3414 Monroe St. Setback Comparison  
**Date:** Thursday, February 26, 2015 9:15:20 AM

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**From:** John Imes [REDACTED]  
**Sent:** Thursday, February 26, 2015 8:24 AM  
**To:** Scanlon, Amy  
**Cc:** Stouder, Heather; Dailey, Lucas; arborhouse@tds.net; Cornwell, Katherine; Stu Levitan; Jack Imes  
**Subject:** Re: Response to Paul Cuta: 3414 Monroe St. Setback Comparison

Hi Amy -- I noted the 2/25 response by Paul Cuta in the file. He claims that the top of the east wall is 15'-2" above the sidewalk and given the first floor elevation is 13'-4" as shown in the application, then the cast concrete wall would be the difference at 22" inches tall. However, the Monroe Street Elevation in the materials submitted to landmarks shows the wall much higher with five stair risers. With a commercial standard 7 3/4" riser, the cast concrete wall would be nearly 39" inches tall.

Assuming the 3'1" grade Paul provided + 9'-6" measured height of the Imes balcony = 12'-7" versus 16'-7" first floor wall height of the proposed building (15'-2" + 1'-5" cast wall difference or 13'-4" plus the grade difference) and **at least 4 ft higher** than depicted in the Setback Comparison submitted to landmarks showing the "...View of 4 story building from NE corner of site looking out to Monroe Street..." Please request that the applicant revise and correct this Setback Comparison view for Commissioners and other stakeholders to consider.

Moreover, given the required corrections to the model, please request that the applicant show an accurate Setback Comparison by providing a view from the SE corner of the site (without vegetation) looking towards the back of the property. The measured height for the other two Imes balconies along this side is 9'-0" from grade and this is supported by the final building plans for the Annex.

Finally, given previous concerns expressed by Commissioners and stakeholders about the proposed building, including its overall mass and scale, the setback distance, the importance of model accuracy and the relationship to the adjacent landmark site, it's unfortunate that the materials submitted to landmarks and made available to the neighborhood and other interested stakeholders are inaccurate and misrepresent the proposed development.

Please include this email correspondence and request as part of the official file. Thank you again for this opportunity to comment and

please feel free to contact me if you have any questions or need additional information.

-- Best regards,  
John

John Imes  
608-712-7898 cell