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**Sent:** Monday, February 28, 2011 11:10 AM

**To:** Scanlon, Amy; Bidar-Sielaff, Shiva; Stu Levitan; christina.slatte [REDACTED]; dan.stephans@[REDACTED]; Erica & Mark Gehrig; Maniaci, Bridget

**Subject:** 209 N Prospect proposal

The proposal for 209 N. Prospect includes significant change to the existing grade of the lot, most notably to the West of the structure, but also to the South and East.

In fact, the change to the grade on the West is what allows the proposal to be called a two-story structure; without the grade change, the front of the house would have greater than 50% of the face of the garage level exposed, thereby classifying it as a three-story structure.

Moreover, the change in grade will impact runoff. Currently, runoff is directed primarily to the North. By raising and flattening the grade of the lot, our rear lot line will see greater runoff. Currently, over the course of time, runoff and silting has already raised the level of the rear of both the 209 N Prospect lot, as well as that of the 205 N Prospect above the level of the back wall and roof of our garage, causing problems with flooding and leakage into our garage.

By altering the topography of the lot, the applicants are effectively end-running zoning restrictions, allowing them to build a taller structure than they would otherwise be able to. This significantly increases the visual impact of the proposal on our property, and results in further insult to our property via increased runoff.

Joan Knoebel and Michael Cullenward