

May14, 2020

To: City Zoning Board,

I am writing to voice my opposition the proposed reconstruction of the property located at 1154 East Mifflin Street. The scope, scale and appearance of this project is out of line with the rest neighborhood and is a detriment to existing neighbors rather than a benefit. It was known to be a substandard lot without parking when it was purchased decades ago. The fire in this structure is not germane. The motive appears to be to maximize profit, and that is not why a variance should be granted.

- **This is a postage stamp sized lot where the house takes up most of the property.**

There is only a 2-3' setback from the sidewalk. Cars backing out of a space so close to the sidewalk, so near a corner, in such a high pedestrian area that is also on the bike path, is incredibly dangerous.

- **Parking is already a hardship in the neighborhood.** MANY other permanent residents right around the corner, across the street or very near by that do not have driveways or parking spaces for their residences, yet they have chosen to reside here. Adding a curb cut for a driveway would actually *remove* public parking options (and an ash tree that was spared) from others who do not have designated driveways or set parking spaces. The owner has successfully found multi-year renters for decades even with lack of parking.

- **The modifications needed to be made to lift the house and squeeze a garage below are not in keeping with the look of the rest of the neighborhood.** The current porch would be turned into an odd looking balcony towering over the sidewalk only 3' away.

- **This will create substantial detriment to adjacent property.** I do not want a living room window looking directly into my second floor bathroom or lights beaming straight into my windows at night. The morning sunlight hitting my house would be substantially blocked and the proposed dormer would be just feet from our bedroom windows creating substantial detriment to my next door property.

In conclusion the only benefit I can see from this project is a financial gain for the owner. If it is to remain a rental then they are trying to squeeze as many people into the space as possible. If it is put up for sale, they are trying to maximize the profit of what they can get.

Thank you for considering my concerns about this construction.

Christine Knorr and Ulaganathan Ramasamy
1152 East Mifflin Street