

August 19, 2014

Dear UDC members,

I am writing to express my opposition to the 740 Jenifer Street/739 Williamson Street proposal submitted to you by Michael Matty, Renaissance Property Group. I am the owner of 734 Jenifer Street and 735 Williamson Street. Previously, in a May 28, 2014 email to you, I expressed opposition to the original seven unit proposal, relative to the proximity of the development to my homes, the negative impact on the value of my properties and the blockage of natural light to both homes.

The new 12-unit proposal is of even greater concern to me and I am strongly opposed to the development for the following reasons:

- The proposal does not meet a number of specific design guidelines and criteria in the “2004 Williamson Street Design Guidelines and Criteria for Preservation-600-1100 Blocks.”
- The guidelines recommend the height of the building be limited to 2 ½ stories, which is significantly lower than the 4 story building being proposed.
- The proposal has a 5 foot side yard setback from my property. The guidelines recommend a 6 foot side yard setback.
- The rhythm and scale of the project is incompatible with the rest of the block, which is comprised of primarily two-story houses with gabled roofs, as opposed to a flat roof.
- The proposal does not conform to and is not compatible with the historic character of Williamson Street and the Third Lake Ridge Historic District.
- The building does not reflect the design characteristics encouraged in the guidelines, including the building materials. The guidelines recommend use of masonry and wood clapboards, rather than the exposed concrete and metal panels that are part of the proposal.
- The Comprehensive Plan recommends that “the essentially ‘house-like’ residential character of the area be retained and any limited infill redevelopment generally should maintain the small-lot rhythm of individual houses on separate lots, and be designed to look like single-family, two flat or three flat homes.” I believe that the proposal does not come close to meeting this recommendation.

Finally, concerning the Jenifer Street renovation, since there is no set start date for the project, I question what would bind Mr. Matty to completing the renovation in a timely manner. Also, if the zoning change splits the property, what would prohibit Mr. Matty from simply selling the house as is?

Thank you for taking into consideration my concerns and opposition to the Matty proposal.

Regards,

Jane Pawasarat