

From: [Scanlon, Amy](#)
To: [Scanlon, Amy](#)
Subject: FW: 3414 Monroe St. - DMNA Zoning Committee Comments
Date: Monday, March 02, 2015 10:25:06 AM

From: Lynn Pitman [mailto:lpitman@charter.net]
Sent: Monday, March 02, 2015 1:41 AM
To: Stu Levitan
Cc: Scanlon, Amy; christina.slattery@meadhunt.com; [REDACTED]; [REDACTED]; jason@c21affiliated.com; Rummel, Marsha; [REDACTED]; patrickproperties tds.net; John Imes; president dmna.org; Stouder, Heather
Subject: Re: 3414 Monroe St. - DMNA Zoning Committee Comments

Not exactly. Unfortunately, the plans were presented to DMNA and the neighborhood after the DMNA Council's February meeting, and we didn't know beforehand the schedule for city hearings. So we were not able to arrange for a process to approve a statement by the full council in time for the meeting on 3/2.

The neighborhood association has been presented with a tradeoff- a bigger building for underground parking. There is discussion among association council members about how to constructively deal with that tradeoff. The comparison was submitted to Landmarks to help evaluate that trade-off and have better information on other nearby buildings, should those questions come up at the meeting.

There was concern over negative impacts with the first plan. It is difficult to assess whether the side setbacks in this revised plan will truly mitigate the impacts of the proposed bigger building on a similar footprint. Questions about negative impacts and related issues that will be brought up in the Landmarks meeting are of concern to the Council, but it wasn't able to develop and approve a statement on this specific question in the timeframe provided.

Thank you,
Lynn Piptman

On Mar 2, 2015, at 12:58 AM, Stu Levitan wrote:

Thanks for the update.

Has the zoning committee or the full association spoken on the question of whether the proposed development is so large or visually intrusive as to negatively impact the historic character and integrity of the adjoining landmark?

Thanks,

Stu Levitan
Chair, Landmarks Commission