

## **5 North Colonial Proposed Special Use Permit**

I am writing in reference to the Special Use Permit application that is pending for the 5 North Colonial property which is immediately behind our house (2819 Floyd).

I object to approval of this project without modifications to address the following:

1) Maintenance of Neighborhood Historic Character: The proposed structure is very modernistic in its materials and design. The windows and door on its street-facing facade have been designed to be the same height as those in the apartment building to its immediate south, but it takes more than that for a building to maintain the character of the neighborhood. 2901 Monument is often cited as recent new development which sets precedent for this project. That project was designed to fit in seamlessly with the look and feel of the adjacent buildings, using brick and white trim with appropriate railings, etc to fit in seamlessly with the buildings on the block. It would be great if this proposed building could do the same.

2) Height: The proposed structure is 8 feet taller than the existing structure, and this height is more impactful because the existing structure has a peaked roof whereas the proposed structure is rectangular with a flat roof. The architect's own documents show how someone standing in our backyard will need to crane their head back to see the sky south of this proposed building. The light blocking impact of this building will be considerable in the late autumn to early spring.

3) Garage: The proposed structure has a garage that opens onto the alley where our existing parking spaces open. This creates the potential for accidents, since the alley is not wide. The Richmond 300 plan calls for new construction oriented the way this proposed building is to have any garage doors on the back of the building, not the side.

Thank you for your consideration of the neighborhood impact of this project.

Best regards,  
Gail Austin  
2819 Floyd Ave.