

From: Gina Romagnoli <ginaandglenn6599@msn.com>
Sent: Wednesday, December 1, 2021 12:35 PM
To: Addison, Andreas D. - City Council
Cc: MDAzoning@museumdistrict.org; Brown, Jonathan W. - PDR
Subject: SUP for 3400 Floyd Ave

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mr Addison,

I have been a resident and taxpayer in the Museum District for over 25 years. Please take this email to heart ...I elected you to represent me.

Last evening there was a public meeting hosted by the Museum District Association (MDA) to review a Special Use Permit (SUP) application for a residential alley infill project (Special Use Permit: 3415A Floyd Avenue (W0001596050)). The meeting was held on the proposed site, in the alley of the 3400 block between Floyd and Ellwood Avenues. The owner of the garages and surface parking in the alley would like to tear down garages and build rental RESIDENTIAL UNITS IN THE ALLEY. I fear that if this SUP is granted, it will open a floodgate of developers buying up garages, parking places and gardens in the interior of our Museum District blocks.

The garage/parking/gardens in the interior of our blocks are an extremely important design element that provides crucial distance from neighbors for privacy, a shared space where neighbors can gather to work on projects (like washing a car, gardening, block parties, etc), overflow parking when streets are being cleaned (or when an elderly neighbor can't find parking close to her home) and rental garage/parking & storage to accommodate families as their needs grow and shrink. If the owner of the parking lots/garages that is seeking the SUP wants to improve on his investment, it seems something that wouldn't require a SUP, like possibly two story garages (with an interior pull-down stair to get to second story storage) with solar panels on top would be a wonderful amenity for the neighbors as well as a nice income generating investment for him that would add value to the surrounding homes. Please, encourage city officials to NOT grant permission to irrevocably damage the Museum District by building residential rental properties in our alleys/community spaces.

The SUP appears to be a deliberate attempt to circumvent zoning code by allowing new apartment construction in an R6 zoning district or multiple single/two family homes on a single lot. SUPs are generally designed to alleviate a hardship on the property owner for unique circumstances presented by the zoning code rather than to rewrite zoning code to accommodate the development desires of an individual property owner.

Please do everything you can to prevent this SUP from being granted!

Sincerely,
Gina Romagnoli

Sent from my iPhone