

To the Members of the Planning Committee,

My husband and I are writing to let you know that we strongly oppose the variance for the project at 1518 and 1520 as it is written. We have lived in our house for 6 years and in those years we have had to call the police many times on people who left Baha Bean Co., a restaurant that operated in the space owned by Mr. Conrad. The drunk customers flowing out every weekend at 2am resulted in urination on our fences on multiple occasions, verbal and physical arguments that often woke our children and could be heard and seen from our house, and throw-up in the alley. (Section E, involving noise from the restaurant, I am wondering if this is what the previous SUP stated, since it was obviously not followed or enforced with Mr. Conrad's prior tenants). We have been lucky to have nearly 2 years of relative peace. It is hard for me to believe Mr. Conrad is trying to "improve the neighborhood" when he has owned that property and allowed its occupants to operate in such a manner for years. Likewise, in the time that the restaurant has sat empty he has allowed the area to become completely overgrown. It does not reflect well on his ownership or his purported intention to make our neighborhood better. (Please see attached images of the patio space I took from July 17<sup>th</sup> 2021, and September 6 as examples of Mr. Conrad's care as a property owner). I have no faith that whatever replaces Baha Bean will not operate in the exact same manner, disrupting the lives of the neighbors with no consideration for families. Granting the Special Use Permit AND allowing the property to be later split with no need for further variances (Section H) and increased parking means he could sell 1518 and turn one of those spaces into a restaurant as well, without support from the neighbors. Likewise, as it reads, (Section B) it appears he could split the restaurant spaces that are in the building as well without any further variances required.

We are also concerned about the trash that 20 new apartments, a restaurant, and retail spaces will create. The change from having garbage pick up in the Stonewall parking lot, to the alley will put considerable stress on the alley itself, which is already patched and crumbling. And, of course, since that dumpster will then be situated about 25 feet from the back of our property, we will deal with all the issues that massive amounts of trash can lead to.

We also have serious issues with a 4 story building (which is not in keeping with the neighborhood, Section C) being built for multiple reasons. The first is that the apartments on the 4<sup>th</sup> floor AND anyone using the glass stairway, will have a clear view of our (and other neighbors') backyard. As city residents we give up a lot of privacy with street level windows, attached houses, and regulations that prohibit tall privacy fences in front yards and over 8 feet in back yards. Our three daughters spend much of their time at home playing in our back yard and I am concerned about people being able to watch them from the proposed new building. A three-story building would not have *as much* of a view of the backyards, but would still be an intrusion on what little privacy we have.

The parking accommodations are also insufficient (Section F). The Baha Bean Parking lot was often full on weekends. Now, with the proposed building at 1518, well over half of those spots will be taken up by a new building. And the 20+ apartment tenants will also need parking. Where are the remainder of the tenants going to park? Where are the customers for the restaurant and retail spaces going to park? In the past (before we lived here) the parking lot that is next to Beauvine was used as a satellite lot to the restaurant that occupied that space, but Mr. Conrad has plans to build there as well in the near future.

There needs to be more considerations made for the neighbors who will have to tolerate the noise, trash, and parking issues that will inconvenience us and make it less enjoyable for us to live here. Sections B, C, E, F, & H of the Special Use Zoning and Ordinance Conditions would need significant boundaries (like a curfew on the restaurant) or other edits to be acceptable. If granted in its current state, there are no protections for those of us who have invested in our homes and started our families here.

Sincerely,

Cait & Andrew Minnick8 N Plum



**July 17th 2021**



# September 6th, 2021

