

3/08/23

Dear Historic Commission Members,

I know in the past the owner of the property at 218 Indiana St worked with the Commission on the building he wants to build on that property. I realize since he met guidelines it was approved.

Now as a Commission, you have before you the issue as to whether you recommend to the Zoning Commission that he be allowed to build this building which is vastly over sized for this small lot and that you support the requested zoning variance.

The parking on Indiana St is very limited and he has not shown any off street parking for his office space and from how I read the plans, his garages will only hold 1 car each. That meets the minimal requirement, but with a 2 bedroom and 3 bedroom, above. Those residents will have more than 1 car and will have to utilize street parking. If the office space ever has customers coming and going, or more than 1 employee, again, where will they park? I was told the owner will use the office space, but what happens 5, 10, 20 years from now and someone else takes it over and has customers coming and going? What then if you don't look at this with an open mind towards what can happen down the road?

Another issue is the plan for a rooftop deck that can hold up to 30 people. Where would those guests park and is it fair to the neighbors, the noise that would come from that roof top? It's simply not conducive to the neighborhood or the residents.

My last issue is one that for the 18 years I sat on your Commission, we always used in determining the appropriateness of a building, addition or any structure, was "size & scale" to the surrounding neighborhood. Even though a design may have met zoning regulations, we rejected many a plan based mainly on "size and scale" of the design and wouldn't approve a COA until it blended properly with the neighborhood. This was always based on the negative impact such a structure would be to neighbors. This building is taller than anything in the immediate area and does not conform in any way.

For these reasons, I am asking that although you approved his design COA, that you not recommend the zoning variance to allow such an oversized building to be built on that lot, forever changing the neighborhood. What is being presented simply is too big for the space, too tall for the area and simply does not fit into the neighborhood.

I would be happy to see a side by side town home design which could easily fit on that small lot, similar to what was built a several years ago down the Street at 209 Indiana St. That blended in well into the neighborhood.

Thank you for your consideration,



Craig Bobowiec