

Mattingly, Gabrielle

From: Timothy Molloy [REDACTED]
Sent: Monday, August 24, 2020 5:44 PM
To: Planning
Subject: Comment re: 204 N. Huffman

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I'd like to add the following comments to the record in opposition to the proposed development of this duplex. As a neighborhood, after the overly large duplexes were built without much opposition on Huffman Street just north of this project, many of us agreed to oppose similarly large future projects, where warranted. Overall, this project seemed at first glance to be of a reasonable scale, so the excessive height of the roofline/top story is perplexing. A normal roof does not require that much height, so my assumption is that the developer is seeking the height variance which, once approved, will allow the owner and/or developer to add this to the structure's living space, or at the very least, to create massive attic storage space and/or possibly a deck. The height of the roofline story detracts from the visual appeal of the structure as well. Finally, please note that the structure is built into a hillside and the proposed height 40' does not even include the garage/basement level. However, all levels will be visible from the rear, where there is a neighborhood park. Viewed from the rear, with the garage level built into the east-facing sloping hillside, it would have the height of a 4 story building.

Finally, the structure is not centered on the property. I certainly recognize the developer/owner's desire to add space as a barrier of sorts to the southern face, since it is adjacent to the street down to the park. But that decision gives the absolute minimum of space to the homeowners who are adjacent to the north. The homeowners to the north thoughtfully built their home using the steep east and south sloping hillside beautifully to its advantage, to create space without requiring any excessive height at the street level. Therefore 40' of duplex would now loom over that home. It's regrettable and unfair to the homeowner to the north that the developer of 204 N. Huffman cannot use the hillside to similar advantage in its own plans.

Thank you for your attention to my comments.

Yours,
Timothy Molloy
[REDACTED]