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To: [Planning](#)
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Subject: Comments pertaining to ZBA 22-2017; 1301 Morningside Drive
Date: Saturday, July 23, 2022 12:27:07 PM

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Good afternoon,

We are next door neighbors of the proposed child care facility going into 1301 Morningside Dr. We will be out of town for the 7/27/22 public hearing, but we wanted to provide comments on the variance to the on-street parking. While it might be a moot point due to the City Planning Commission's recommendation regarding on-street parking, we wanted to just provide a comment of concern for parking. We are not against the business being next door. We just remember the issues that came up when there was a rehab facility next door in terms of staff parking in the street. We have regular visitors, and have had family living with us over the past six years (currently have a nephew living with us). With only a one-car garage and a single lane driveway, we regularly have two cars parked on the street in front of our house. We had challenges with the rehab facility with staff parking in front of our house when we needed the space for parking for our household. Our concern is that if the majority of staff park on the street and the additional traffic due to child pick-up and drop-off, spaces we regularly need to use in front of our house will be taken up during business hours. I know that we don't own the street, but we need to be able to have reliable parking in front of our house to accommodate our own household parking needs. If we had assurance that our parking in front of our house was not used by staff and clients, we would feel better about the parking situation. Or, if there were plans to pave spaces at the property to create more off-street parking (which could be done on the south side of the 1301 structure, or widening the existing driveway), that might also solve the needs.

Thank you for giving us time to publically record our concerns.

Carl Abrego and Chelle Kilmury, 1307 Morningside Dr.