

Dear members of the Zoning Board of Appeals,

I live at 1421 Iroquois Place, directly behind the proposed Circle K redevelopment at the intersection of Stadium and Packard. I am writing to express my strong preference for Quatro Construction's "alternative plan" that was proposed at a neighborhood meeting held at Morgan and York on Wednesday, February 22. The alternative plan, while certainly imperfect, is a much better option, in my opinion, than the by-right plan that is on the agenda for the March 7 Planning Commission meeting. **I support granting the zoning variance** as an effective compromise, as described below. I also note that **the variance has support from all of the adjoining residential properties**, as evidenced in the packets from the planning commission meetings held on March 7 and May 2 of this year.

The by-right plan pushes all of the activity--including traffic, noise, and light--of the gas station to the south, toward the residences. It presents a blind corner onto Packard that might be acceptable for vehicular traffic but worries me a great deal when I consider all of the children who walk to Burns Park or Tappan from our street; I don't feel that I'm overstating it to say that pedestrian lives seem at risk with this plan. Finally, while the modifications made since last fall slightly improve the building's engagement with the neighborhood, it still seems exceptionally disrespectful of the neighborhood in which it is placed.

The alternative plan with the variance has fewer flaws, and given the (many) alternatives we've seen, seems to address several of the concerns we've raised over time. Safety is paramount for us, and this plan at least allows clear sight lines for pedestrians and vehicles at the station and on and along Packard. Furthermore, the activity is rightly moved back toward Stadium, where it belongs, and the building would block the light from the canopy from two of the adjacent homes (though not my own). Traffic, noise, and light all move further from the residences with the alternative plan. It also is somewhat more in keeping with the neighborhood. While the alternative plan does require a variance, because the building is built into the setback, it still seems a more sensible design for the lot. As an affected homeowner, I am willing to trade the zoning variance for the overall advantages the alternative plan offers.

Thank you for your consideration.

Best wishes,  
Elizabeth Davis

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