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Sent: Monday, April 26, 2021 11:50 AM
To: Planning <Planning@a2gov.org>; Barrett, Jon <JBarrett@a2gov.org>
Subject: 625 N Fourth Ave Public Hearing

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Hello Mr. Barrett,

I have some concerns related to the public hearing ZBA21-013; 625 North Fourth Street, which is scheduled for this Wednesday at 6:00 pm. As I am not able to attend on Wednesday, I'd like to submit my comments ahead of time. I appreciate your time!

I am a renter in 621 N. 4th Ave, the house directly next to the building in question (625 N. 4th). In fact, our two houses share a single driveway on what was originally one lot. I rent this house with two other people (a total of three), and we are concerned with the proposed additions and planned use of structure. I've outlined some concerns below:

1. As stated, my house is a similar size as 625 N. 4th, and we have 3 tenants. The proposed expansion of the neighboring house to two units of 6 bedrooms each is a huge departure from the typical use of homes in this neighborhood, and it is inappropriate for the tiny size of the lot. The density of occupation would be much higher than is reasonable for the area. This type of use would not only come into conflict with the zoning requirements, it would also be inconsistent with the character of the neighborhood. This proposal would convert a small home on a small lot to what is almost an apartment building or dorm.
2. A 12-bedroom house would almost certainly attract groups of college students, not families with one or two cars. As I said before, I share a driveway with this house and a parking area, and there is not sufficient parking space to accommodate 12 people. There is not even sufficient parking space at present to accommodate the proposed 3 additional parking spaces. Thus, street parking in the neighborhood would be strained and it would be much more difficult for people to find places to park.
3. Beyond parking issues, a 12-person multi-unit building on a lot this size, in a neighborhood of mostly single-family or small homes, raises issues of traffic and infrastructure. Have traffic studies been done? Will infrastructure and utilities support the proposed usage? Is it consistent with the city's master plan?
4. In addition, the house is located right next to a park that is a common play space for young children. I am concerned the intended use of the home (both common-sense and marketing online indicates it will most likely attract college students) is not appropriate for the location. I am imagining late-night parties, early-Saturday tailgates, and other college-house activities that are not well-suited to the neighborhood. I am also wondering whether the city would be able to enforce the maximum occupancy per unit restriction.
5. The massive construction and renovations that are being proposed would be a burden on me and the other two residents in our home. Given the shared lot and driveway, we would most likely be unable to use our own driveway and parking area for much of the time that construction is underway. In addition,

the houses are so close together that a second-story addition would block almost all of the sunlight that is able to make it to our windows, lowering our quality of life.

In conclusion, I would like to speak in opposition to the proposed construction and I thank you for your time.

Best,
Maria Luciani