

Nadia Khan

From: Terry Morris <tpmorris.landuse.law@comcast.net>
Sent: Wednesday, May 13, 2020 10:39 AM
To: Michael Gleba
Cc: Richard Lipof; Susan Albright; Emily Norton; Nadia Khan; 'Luis Diazgranados'; 'ron jarek'; 'VTP Associates, Inc.'
Subject: 70 Walker Street Revised Plans

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Good morning Michael,

I hope this note finds you and your family in good health!

I'm writing to let you know that my client and the project team have been working in good faith to address concerns expressed during the public hearing on April 28, while continuing to maintain the viability of the project.

As a result I am pleased to report the following changes have been made to the plans:

1. the entire 3rd floor of unit 2 has been removed to restore the historical relationship between the main house and the rear ell;
2. the footprint of unit 2 has been reduced as well creating greater separation between the 2 buildings
3. living area in unit 2 is now less than 1800 SF (exclusive of garage)
4. units 3 and 4 have also been reduced in size so that the living areas of both are less than 2000 SF
5. units 3 and 4 have been moved south 6 feet further away from the abutter at 15 Roberts Ave thereby increasing the setback to 20 feet, which it is consistent with the side setbacks on the front house. While the building is not centered due to potential resistance from other quarters we do believe that an increase in the setback was warranted for that abutter.
6. The total gross floor area of the project is now 9,990 SF (a 10% reduction) for an FAR of .45 where the allowable FAR for a new 2F meeting new lot setbacks is .43 (.41 + .02 bonus)

I fully expect to be able to send you, Nadia, the LUC and the Ward 2 Councilors a full electronic set of plans with these revisions by Friday, May 15. I also intend to share the revised plans with the neighborhood representatives who participated in the hearing. Accordingly we hope to be scheduled for continuation of the public hearing before the land use committee at the earliest available opportunity. Should you have any questions please do not hesitate to call or write. Thank you.

Be Well,

Terry

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