

RE: Zoning Variance request for 1081 Washington St. West Newton (the Sleepy's Mattress proposal)

Dear Newton Aldermen,

As a resident of Newton and owner of a small office building at 1075 Washington Street (one building over from 1081 Washington Street) I am writing to urge the Board of Aldermen to reject the petition for zoning variances on the proposed Sleepy's Mattress project.

The proposed development has a parking requirement of 21 cars. Six of those are grandfathered by the zoning ordinance, and the developer is asking for a waiver of 8 of the remaining 15 spaces. There is already extensive use of on-street parking near this site. Adding 8 more cars on the street would create a hardship for those already using this parking and force parking onto residential side streets.

While it is true that the initial tenant of the project, Sleepy's Mattress, would have a relatively low need for parking, zoning variances are forever while individual tenants come and go. I have owned the building at 1075 Washington Street for 25 years and plan to stay many years into the future. A parking variance should not be granted on the basis of the first proposed tenant of a project.

A modest reduction of 25% in the size of the project would allow it to meet its entire parking requirement on site. I feel that the current proposal should be rejected, opening the way for a more suitably sized building.

Sincerely,

Curt Lamb
80 Paul St.
Newton center MA 02459