

Joshua Montemayor

From: Jonathan Leone <jonathanleone@gmail.com>
Sent: Wednesday, June 29, 2016 10:48 AM
To: Joshua Montemayor
Cc: Danny Castro; Mary Wagner
Subject: 26 Atwood Avenue - Zoning Administrator Hearing

I recently received a Zoning Administrator hearing (6/29) notice for yet another modification to the project at 26 Atwood Avenue. While this property has its unfortunate tale, it appears that the project has had so many modifications, additional incursions into the public right of way, height variances, side yard variances, etc. that it needs to return to the Planning Commission for a full review before any additional variances or incursions into the right of way are granted.

10.54.040 of the Zoning Ordinance contains language requiring that the cumulative history of individual modifications to any single project over a 3 year history need to be reviewed by the Planning Department in total when any new individual modification is submitted. It does not appear that this has taken place in the case of 26 Atwood or the project would be returning to the Planning Commission at this point.

While this is a small lot and it is certainly unfortunate that the prior renovation of the structure may have had issues, all projects need to be reviewed according to the Zoning Ordinance. Certainly, complete tear downs should not be redesigned as the construction takes place.

Please remand this project back to the Planning Commission so that the project in its entirety, including its incursion and use of public right of way, can be reviewed more thoroughly.

Regards,
Jonathan Leone

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EXHIBIT

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