

## Herbaugh, Melinda

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**From:** Julius Schorzman <juliuss@gmail.com>  
**Sent:** Tuesday, May 09, 2017 3:36 PM  
**To:** PRC  
**Subject:** Project #3020338 needs additional scrutiny.

Hello, thank you for taking the time to read and understand this email.

Project #3020338 needs additional scrutiny from the city planners. Why? Because the developer is using the oddly shaped triangle lot and the steep slope it sits upon to break the spirit of the law regarding height limits.

When the city zoned the area 40 and 35 feet, nobody would expect a 6.5 story building to be erected there. How could that possible be? The developer's proposal is not within the spirit of the law.

The method used to determine the building height (23.86.006 A.2) specifically says it is intended to "permit the structure to respond to the topography of the lot" -- but due to the unusual topography of this site, this method of calculation allows for an 80 foot vertical rise along the East facade in a 35 and 40 foot zone.

The whole reason we have city planners is so that they can use their discretion, and the feedback of the board, to modify projects so that they follow the spirit and intent of city law. I encourage the planner and the city to take note of the outrage that has erupted over this project, and to apply common sense to the proposal, and to demand that the project be reduced in size along the East facade of the structure.

Thank you!