

December 8, 2014

Mr. Nero

I am writing in regards to Application of The Holladay Corporation (case 18875), in particular, the rear yard variance relief of approximately 9 feet.

I live in the condo building immediately to the east of proposed building "C", specifically, in the NW corner of the Lamont Lofts (701 Lamont St).

The application states that the building (and the rear yard variance) will not significantly negatively impact any neighbors. This is not entirely true, if the variance is approved, the northwest units in my building will lose the entire westward view and sunlight. If the variance is not approved, we will have approximately 9 feet of sunlight. Approving the variance will likely significantly diminish our property values and the enjoyability of our units.

While many of us also have north-facing windows, the lot immediately to the north of Lamont Lofts is zoned to also contain a tall building. When coupled with a building 12.5 feet to the west and a building likely only 11 or a few more feet to the north, our units will be pretty well enclosed. by buildings less than a two-way road's width away.

I am not protesting the fact that there is a tall building going in next door. I always knew that one would, and I support greater density in my neighborhood. I am protesting the variance, as it is outside the zoning and greatly negatively impacts my, and other units in my building.

A handwritten signature in black ink, appearing to read 'Fritz Heier'.

Fritz Heier
701 Lamont St., NW #47