

## Justification for Change in Zoning

Several properties that lie adjacent to or in the vicinity of 2160 Sherwood Ave. are now being used as multi-family or duplex properties. This includes the duplex units on either side of the property in question as well as the apartment buildings directly across the street. My own attempts to sell the property as a single family lot have proven difficult due to the number of multi-family units at that end of Sherwood. The proposed zoning change will enable me to build a unit of higher quality that will be in keeping with Sherwood Avenue as well as the Architecture of the Highlands.

This project was conceived as a contemporary revision of the traditional bungalow style house that is typical of the neighborhood. The material and the lines of the building are in perfect accord with the requirements of the Traditional Neighborhood form district and the intent of Cornerstone 2020. Similarly the carriage house unit that is planned for the alley side of the lot is a typical use for the neighborhood as it evolved over the early portion of the 20<sup>th</sup> Century. These rear units enabled families to stay together, they provided extra income for home owners and they offered tremendous diversity in the neighborhood without any downgrade of the properties. The "granny shack" concept is one that is endorsed by Cornerstone 2020 and is also enjoying a wave of popularity nationwide.

The parking that will be provided for by the proposed garage and by the off street parking area behind the garage will help to relieve the tight street parking that now hampers access and movement on the street.

The street will of course benefit from the loss of another vacant lot which along with some others have undermined the property values on Sherwood Ave.

Finally, I firmly believe, based on development in the Highlands and elsewhere, that this proposal represents a more sensitive and Architecturally appropriate solution than most infill projects that are developed over existing vacant lots. It is always a mistake to block good development proposals on technicalities knowing that they will probably be replaced with mediocre or poor concepts that may or may not meet existing zoning criteria. My own house, built on an identical lot on Bonnycastle Ave. in 2008, won a national award for infill housing in the Dream Home Award competition which was sponsored by the Wall Street Journal.

For the above reasons I hope that this property is approved for re-zoning.

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