

MOUNT  WASHINGTON
I M P R O V E M E N T A S S O C I A T I O N

September 7, 2018

Dear Mr. Lipman,

Thank you for your patience while we reviewed your PDIQ file and supporting documents.

We do have some concerns, which are summarized below and we are happy to discuss further.

First, the PDIQ indicates that no zoning changes are required, but we have confirmed with the Department of Planning (Planning) that your plans will necessitate a zone change, as parking lots are not a permitted use in R1D zones.

We also asked Planning about the implications of the flag-lots; they indicated that, "typically we do not support flag-lot subdivisions."

Finally, we are concerned that the subdivisions will put an undue burden on current and future owners of 1703 South Road, as their driveway would extend over three separate properties with multiple owners. This driveway has an easement recorded (also not mentioned in the PDIQ).

Planning indicated that this plan will not move forward as shown; however, we are happy to consider any re-submission of your proposal.

Sincerely,

/s/ Kimiya Darrell

/s/ Holly Coleman

Kimiya R. A. Darrell

Holly Coleman

MWIA President

Zoning Committee Chair