

From: [Julie Armada](#)
To: [Thompson, Alexis](#)
Subject: [EXTERNAL] Caldwell variance
Date: Monday, July 8, 2024 1:06:06 PM

Dear Mr. Thompson,

I am responding to the variance request for
41- 43 Blackstone Boulevard.

Unless I am mistaken, the intended request is for a variance to support addition of a “bedroom”. The renderings also include an entrance (and full stairway). This design indicates a larger build than expected for a single room. Is there an explanation for this or other intent?

The rear lot is considerably smaller than the adjoining (Irving Avenue) or other surrounding properties except for the adjacent two family building on Blackstone Boulevard. The current rear section of the property already abuts the side of that garage. The size of the addition will encompass the rear and preclude any sense of space between the two houses.

I am concerned about the limited parking. The previous garage removal on this property has resulted in an off street lot, for two vehicles, and a minimal driveway.

Given the nature of a two family dwelling, and the number of inhabitants, it is unlikely that the property can support any additional vehicles, especially with “no parking” bans.

With limited available parking, concern would include further congestion (at a busy corner) with possible street parking on both Irving (with its restrictions and traffic) and the Boulevard.

I would like to see the proposed landscape plan. How might this impact a view of the addition?

In summary, the proposed structure is an imposing large mass on a small parcel which raises legitimate concerns for siting and fails to preserve the character of the neighborhood.

I think the variance should be denied until, and if, a more fitting structure is proposed.

I appreciate the opportunity to share my thoughts with the committee.

Sincerely,
Julie Armada