

From: [Paula & Ken](#)
To: [Thompson, Alexis](#)
Subject: [EXTERNAL] Halsey Land LLC comment
Date: Sunday, August 4, 2024 11:10:47 PM

Alexis,

We strongly oppose the setback change from 26 to 10.5 feet.

Part of the charm of Providence and Prospect Street in particular is the walking nature of the city. The recent construction of overly large buildings too close to the sidewalk and street by Brown University on Brook Street reminds us how something as seemingly insignificant as the location of a building can change the atmosphere of an area - hulking, unpleasant and reminiscent of brutalist architecture.

Almost all the large homes on Prospect Street are located a good distance from the sidewalk and street. This affords both the homeowner and pedestrian privacy. It contributes to a park-like atmosphere that makes this area of Providence one of the most sought after places to live. If Mr. Rosciti and his construction company wish to maintain that atmosphere and thereby keep the value of the proposed home in keeping with the other homes on the street, they will alter their plans to accommodate the lawful setback.

We realize there are significant construction issues with this site. Rock ledge is prevalent throughout the neighborhood and construction will be costly, but building too close to the street will not increase the value of the property. Rather, we believe, it will decrease it.

Paula Martiesian
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