



WHEREAS, the Tangletown Neighborhood Association hosted over 30 community members at our board meeting on Monday, September 16th for a conversation with the developer of Fullertown Flats, Josh Segal and team,

WHEREAS, Fullertown Flats is planned to be built at 4736-40 Grand Avenue South with 23 units, 10 parking spaces at grade utilizing a shared driveway with the neighboring building,

WHEREAS, one of the neighbors who lives in the neighboring condo building who owns 2/3rds of the shared driveway had not been notified of these plans and was distressed that the driveway would now be utilized by far more vehicles,

WHEREAS, neighbors expressed concerns about existing poor parking availability on Grand Ave in particular over the winter months when the street narrows due to snow,

WHEREAS, neighbors expressed concerns about the behavior of the tenants the developer has rented to in the current building and the developer affirmed these issues,

WHEREAS, neighbors felt the building size was out of character for the location. Therefore,

BE IT RESOLVED, that the Tangletown Neighborhood Association does not support the variance requests to decrease the minimum parking requirement from 23 spaces to 10 spaces and to reduce the minimum interior side yard setback along the north property line from 11 feet to 9 feet.

Approved by the Tangletown Neighborhood Association on September 23, 2019.