

From:
To: [Committee of Adjustment \(SM\); Debbie Chapman](#)
Cc: [Marilyn Mills](#)
Subject: B 2025-032 - 776 Rockway Drive
Date: Wednesday, December 3, 2025 9:27:56 PM

Good Day,

I am writing to share my thoughts and concerns regarding the proposed plans to sever the land at 776 Rockway and the plan to build two two-level dwellings, each with four units, for a total of eight units. After reviewing the documents I've received, I understand that the development would also include four parking spaces and eight bike stalls.

While I am not opposed to the idea of replacing the existing house with new, thoughtfully designed dwellings, I do have concerns regarding the scale and impact of this development on our cherished neighborhood and the precedent it will be setting for other homes going up for sale. I truly appreciate that the developer is mindful of maintaining the overall height and scale of the building to blend with the surrounding residential area, but I fear that placing eight units on just two lots may result in very small living quarters (320-600 sq.ft)—especially when it comes to the comfort and long-term happiness of the tenants.

As a resident of this wonderful neighborhood for over ten years, I've witnessed firsthand how close-knit our community is. We have neighbors who support each other and look out for one another, and many seniors who may want to downsize but remain in this area. It's our hope that new residents will join us and enjoy the warmth and support of a community they can truly call home. However, when I think about the potential size of these units and the experiences we've already had with other small-scale developments, I worry that these units may feel more like cramped spaces than true homes. We've already seen developments with similar layouts—many of which have yet to be completed—and we've heard from tenants who find the living spaces too small for comfort. With knowing the square footage range of these units, I also have concerns regarding the units themselves. If each unit is to be equipped with its own in-suite laundry, valuable space within each unit will be taken up by these necessary appliances.

Another point I'd like to raise is the absence of green space within the proposed plan. I believe it's essential that the property includes outdoor space for residents to enjoy, whether that's for relaxation, gardening, or simply sitting outside with neighbors, especially since balconies are not part of the plan because of the minimum setbacks required. Our community values these shared green spaces, and they provide more than just aesthetic beauty—they help foster a sense of connection. As it stands, the plan seems to prioritize concrete and parking over green space, which could be detrimental to the overall feel of the area in the long term and to the tenants residing there. Speaking of parking, I'm also concerned about the limited number of parking spaces in the proposal—only four spaces for eight units. With our neighborhood's current infrastructure and the reality that not everyone will be able to rely solely on bikes or public transit, this limited parking raises questions about where overflow vehicles will be parked. Will there be additional provisions made for visitors or residents with multiple cars?

Another concern with 4 units on each lot, that means there will be 8 large compost bins and 8 large garbage bins and recycling bins outside at all time. Whether its at the curb for pickup, or stored somewhere inconvenient for the tenants. We also have a rodent problem in this area, with several houses hiring pest control, which is not safe for the wild life that feed off the rodents.

In light of these concerns, I'd like to offer an alternative suggestion. Rather than severing the land to

build 2 compact units, we should keep the land as is, and allow bigger developments decades down the road and setting an example of the possibilities to lightly increase density with comfortable living. Perhaps the developer could consider building a two-story building (possibly with basement like 15 Floral) with 4-6 livable units or 3 or 4 townhomes like 739 Rockway drive , which would allow for more space per unit, additional parking in the front, and a greater opportunity to include green space in the back, less cramped quarters and a secure area for garbage/compost. This would not only provide residents with a more comfortable living environment but would also maintain the charm and livability of the neighborhood for decades to come.

I truly believe that thoughtful development can enhance our neighborhood without compromising its warmth and sense of community. I hope my concerns are taken into consideration as we work together to create a development that benefits everyone.

Thank you for your time and I wish to be notified of decisions made with this property.

Gina Georgiou