

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: B 2025-032 - 776 Rockway Drive
Date: Monday, January 12, 2026 10:48:22 AM

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I am writing regarding the building proposal at 776 Rockway Drive where the proposal is to severance the property into two lots, allowing a 4 plex on each property.

This proposal is too dense for the land it is being built on and for the surrounding neighborhood.

We have a street slope from Rockway Golf Course to Dixon St., as you come down the street there are 6+ properties with existing retaining walls with heights of 2 feet to 6 plus feet, in addition there is an approximate 3 feet drop from 41 Floral Cres to this property. Storm water and spring meltdown can be very problematic. The plans for this property will leave very little land to absorb the water. What will be put in place to mitigate flooding to this property and existing properties?

This building along with outside buildings for bicycles and garbage will cover the majority of the land. To enclose 1 green bin and 1 black garbage can will require an enclosure with dimensions of 4.5 Ft by 2'8 Ft, not including blue boxes. There is currently no sidewalk beyond the entrance in the plans however my assumption is that it will be extended to the garbage building(s) for ease of rolling them to the curb. I do not see how this property will meet 30% landscaping requirements without compromising green space or garbage. Can the planning department confirm this?

I am clearly not in agreement of a building of this size at 776 Rockway.

Thank you,

Ron Neill