



August 21, 2019

LETTER RE: 4347 N. WINCHESTER AVE.

Dear Alderman Martin,

The NNA Zoning Committee has reviewed the proposal to rezone 4347 N. Winchester from RS-3 to RT-4. We cannot support the proposal at this time.

The fact that developer seeks RT-4 zoning on a street that is uniformly zoned RS-3 and that consists almost entirely of two-flat and single-family structures would, in our view, set an important precedent if allowed. We recognize that the lot in question is across the street from a large, three-story courtyard apartment building and that a two-story commercial building is directly to its north. However, allowing a new four-story building on Winchester represents an important departure from the current land use pattern on the block and should, we feel, be allowed only after sounding out neighbors at a community meeting.

Sincerely,

Kate Kreinbring
President

James Nathan
Zoning Committee Chair

NORTHCENTER NEIGHBORHOOD ASSOCIATION

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