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**Subject:** [EXTERNAL]Proposed variance for 635 Upland Place  
**Date:** Tuesday, June 4, 2024 5:13:36 PM

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To the Planning Commission:

I'm writing as a neighbor (606 South View Ter) and concerned resident of the community to oppose the proposed variance.

The applicant is proposing to destroy one of the last remaining natural areas in the community, a haven for wildlife and an area critical for the city to achieve its environmental goals, all for financial gain. In an era of global warming, the applicant appears unconcerned about the removal of trees and spewing additional carbon in the atmosphere. On the contrary, the applicant has eschewed less destructive building methods and even green technologies. Through its attorney, in a conference call, it proudly announced that it had no plans to mitigate the environmental consequences, arguing (paraphrasing) "you could have purchased the property if you wanted to protect the environment." Fortunately, the City--which represents the entire community--is appropriately concerned about the environment.

The two homes the applicant now plans to construct--reduced from the four previously rebuffed--does not even plan for solar power or other renewable energy sources. There is only a minimal planned effort to address the impact on the directly adjacent wetlands, no plan whatsoever to relocate the wildlife or remediate the destruction of the forested area, and no plan to compensate neighbors for the loss of peaceful enjoyment during and post-construction.

It is acceptable, of course, for the applicant to seek special permission to engage in destructive behavior in variance of the normal rules. But it would be irresponsible for the City to grant the desired extraordinary relief given the attendant dire environmental consequences.

Jim Lager

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