

From: [Parastou Ghazvini](#)
To: [Lacock Fletcher](#)
Cc: [cpweb](#)
Subject: Appeal Request Re File Number 16PD058
Date: Wednesday, January 11, 2017 10:38:27 PM

Dear Mr. Lacock,

I would like to thank you for your time in explaining and discussing the plans for the development of the Monroe Village with me earlier this week.

Being in the low-income profession of teaching, I welcome initiatives for developing affordable housing wherever possible. While this project aims at providing affordable housing, it will negatively impact many of the existing neighboring residences including my own, in addition to compromising the landscape of the neighborhood. Furthermore, affordability aside, this development lacks a number of criteria in providing quality living spaces for its future potential residents.

After much contemplation, I've decided that this development has too great of an impact on my living conditions and my neighborhood to be ignored.

This email shall serve as an appeal request to the Rapid City Planning & Development Services Department regarding the approval of the final Planned Development Overlay to create a townhome development, AKA the Monroe Village—reference file number 16PD058.

I will be challenging the development approach and plans in general, and the approved exceptions in regards to increased density, reduced lot sizes and setbacks, and use of the alley in particular. It appears that the plan also lacks the minimum required square footage of open spaces for a number of the units, for which no exception has been requested or granted.

Please advise me of the next step in pursuing this appeal.

Sincerely,

Parastou Ghazvini
537 Monroe Street
Rapid City, SD 57701
North Rapid, Block 37, W40' of lot 1-3

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