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November 13, 2017

Margery Perlmutter, R.A. Esq.
Chairperson
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: Opposition to Application #2017-23-BZ

Dear Chairperson Perlmutter,

I am writing to express my strong objection to the development of Unity Preparatory Charter School at 32 Lexington Avenue, application #2017-23-BZ.

On July 25th, 2007, Fort Greene/Clinton Hill was re-zoned in an effort to protect and preserve the predominantly brownstone character of the neighborhood's residential core. I join the members of Community Board 2, Community Board 3, and residents in raising concerns about the scope of this proposal.

The variances being requested by Unity Preparatory Charter School, completely contradict the spirit and mission of the 2007 contextual re-zoning. Under the current zoning, R6B, buildings cannot exceed 50 feet in height. According to the Department of Buildings filing, the school building is planned to be 75 feet making it 25 feet higher than the required limit. Furthermore approving a development that is planned to be nearly two and a half times as large as permitted under the as-of-right zoning would truly not be a "community benefit".

Lastly, approving application #2017-23-BZ, would set a terrible precedent that developers can essentially side step zoning laws and construct buildings that contradict the neighborhoods character and neglect community interests. I urge the Board of Standards and Appeals to respect the concerns of the community and preserve the character of our beautiful brownstone neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Velmanette Montgomery". The signature is written in a cursive, flowing style.

Senator Velmanette Montgomery
25th Senate District

cc: Assemblyman Walter Mosley
Councilmember Laurie Cumbo
Community Board 2

