

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 06, 2020 10:27 AM
To: zjoffe@gmail.com
Cc: Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Monroe Street Right-of-Way Closure Public Comment from Mr. Zalman Joffe

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
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From: Zalman Joffe <zjoffe@gmail.com>
Sent: Monday, October 5, 2020 10:12 PM
To: Chris Roberts <croberts@townofchapelhill.org>
Subject: Re: Columbia Street Annex (CH Hotel) RCD Variance

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Chris,

please present this email to the town council on Wednesday night.

Date: 10/05/20

To: Chapel Hill Town Council

Subject: Right-Of-Way Closure - Unpaved and Unmaintained Portion of Monroe Street

I am the owner of two properties which currently are adjacent to the Monroe Street Right of Way (1021 and 1025 Dawes Street), additionally I am the owner of another property (1017 Dawes Street) which will potentially be affected by the access changes being proposed as part of today's board meeting relating to the Columbia Street Annex.

The proposed changes as outlined in the project documents would completely prevent the possibility of Ingress and Egress to my properties which require vehicular access. The changes which include changes to the slope, and construction of an approximately 10 foot high concrete retaining wall would make the new right of way completely useless for me to use for Ingress and Egress to my properties with or without the previously mentioned RCD changes.

Additionally, the required RCD changes which are part of the Columbia Street Annex project would create precedence which would allow me to also request similar RCD variances. With these RCD variances, I would be able to create 1-3 additional residential property lots on my existing property as allowed by current zoning plans. If the RCD changes are approved, then it will be even more critical to maintain Ingress and Egress rights on the current Monroe Street Right of Way.

I very strongly oppose these changes which would have significant financial damages to the values of my properties. If the Town Council approves this change to close the current right of way portion of Monroe Street, and approve the application to replace with a public access easement (which does not provide reasonable vehicular access), I will have to exercise my right as part of State General Statutes 160A-299 and appeal the council's order to the General Court of Justice.

Zalman Joffe