

**From:** [Bradley Geist](#)  
**To:** [renesilvin@icloud.com](mailto:renesilvin@icloud.com)  
**Cc:** [Wayne Bergman](#); [Laura Groves van Onna](#); [Britty/John Damgard](#)  
**Subject:** Carriage House - 264 Phipps Plaze  
**Date:** Sunday, January 17, 2021 11:21:30 PM

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Dear Mr. Silvin:

My wife and I live at 234 Phipps Plaza. I am joined by my neighbor, Katherine Bryan ( 235 Phipps Plaza) in asking for your consideration of our concerns regarding the “ wall screen “ modifications and the number and size of the HVAC equipment proposed by the Carriage House in COA 007- 2021, all of which are located on a section of the roof area of its landmark building at 264 Phipps Plaza.

Our principal concerns are:

- The loss of light and air in the Southeast quadrant of Phipps Plaza;
- The loss of the original skyline ( architecture and roof details) of the 264 building, and loss of architectural elements of the upper facade of the buildings on the east side of South County Road ; and
- The potential for noise pollution and aerosol pollutants caused by the HVAC equipment.

I believe it would be helpful to your consideration of these concerns if the LPC were to visit the work site at 264 Phipps Plaza to assess the impact of the proposed roof elevation changes , changes which I understand may not have received zoning and Town Council approval in the first place and may possibly also require ARCOM review and approval.

Sincerely,  
Bradley Geist

Sent from my iPhone