

April 14, 2021

Dear Alexis,

My name is Jim Iacoi, I am a practicing attorney and owner of 171 Broadway. I am writing as a neighbor to 215 Broadway to express support of the application and plans of Aref Shehadeh. 215 Broadway was a busy practice that had many cars parking on the street to access the building. Generally, I am in favor of limiting congestion on the street and it seems Aref's plans are in line with keeping all apartments contained within the property line.

I had a conversation with the applicant regarding compliance with safety and the apartments in the basement and he mentioned that the basement had tall ceilings and he would not need relief from building code because he will be installing sprinklers and complying with all building and egress requirements.

Above all, I am familiar with Mr. Shehadeh on a personal and professional level and know him to be a high-quality builder on the East Side. For 215 Broadway, he has expressed working with Historical to preserve and comply with any overlay requirements. He shared with me the portico he built at his property on 225 Broadway that matched the generation details and I was blown away. I know he cares deeply about maintaining the look and feel of the building, but also wants to make productive use of the building.

I am in favor of his application and product. Please let me know if you have questions for me.

