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Mayor Waldorf and Council Members:

My name is Adam Zinn. I represent Zinn Design Build, a design and construction firm which has been building in Chapel Hill since 1978.

We strongly believe that *all* restricted house size lots should accommodate 1350 square feet homes and that *none* should be as little as 1100 square feet. 1100 square feet may *sound like* a good number, but we are certain that there are realistic reasons why it simply does not work.

Let's look first at a prototype 1100 square foot plan that we prepared for your review. (AZ- put it on projection device). The 1100 square foot plan resembles a basic apartment for one or perhaps 2 people. It is tight. It has a master bedroom, a small second bedroom, a small family room, and a limited dining area and small kitchen. As you can see from our plan, there is space for very little furniture. The second bedroom is so small that it's hard to imagine it being used for anything except a home office or occasional guest bedroom. Where in this home would a computer area be created? Where would children play with their friends? This home has the feeling of a temporary living space. Compared to its neighboring homes in any new development, this is *second-class space* - something created to accommodate Chapel Hill's restricted size house ordinance, but barely addressing the needs of typical families.

We can do better than that!

The 1350 square foot home - I'll now place our prototype on the screen for your review - provides very comfortable living space with 3 bedrooms, 2 bathrooms and an open family room, good-sized kitchen, dining area. This is not inferior home-dwelling space, but rather it is a smaller version of the homes we typically build for our buyers and clients. It has many of the same features and it offers an immensely more livable environment than the 1100 square foot plan. It reflects the way people live in the 21st century. It offers enough space for various kinds of dwellers - small families, retirees, single parent with children - to live comfortably and in a manner compatible with their neighbors. We believe that if Chapel Hill truly wants a *successful* restricted house size ordinance, it should be structured for 1350 square foot homes only.

Based on our years of experience with homebuyers and homeowners, we strongly believe that people need to be able to change and expand their homes as their life situations change, as children are born, as elderly parents come to live, as injuries and handicaps cause urgent lifestyle changes. Growing families and changing family needs demand that the benefits of home ownership include the

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ability to change and expand one's space. Without this, the concept of second-class housing is one again reinforced.

We strongly believe that any restricted size house needs to be modified & expanded, and that only a one year moratorium on this is desirable. Any time period greater than that places too much control in the hands of our municipality and not enough control in the hands of the homeowner/homebuyer.

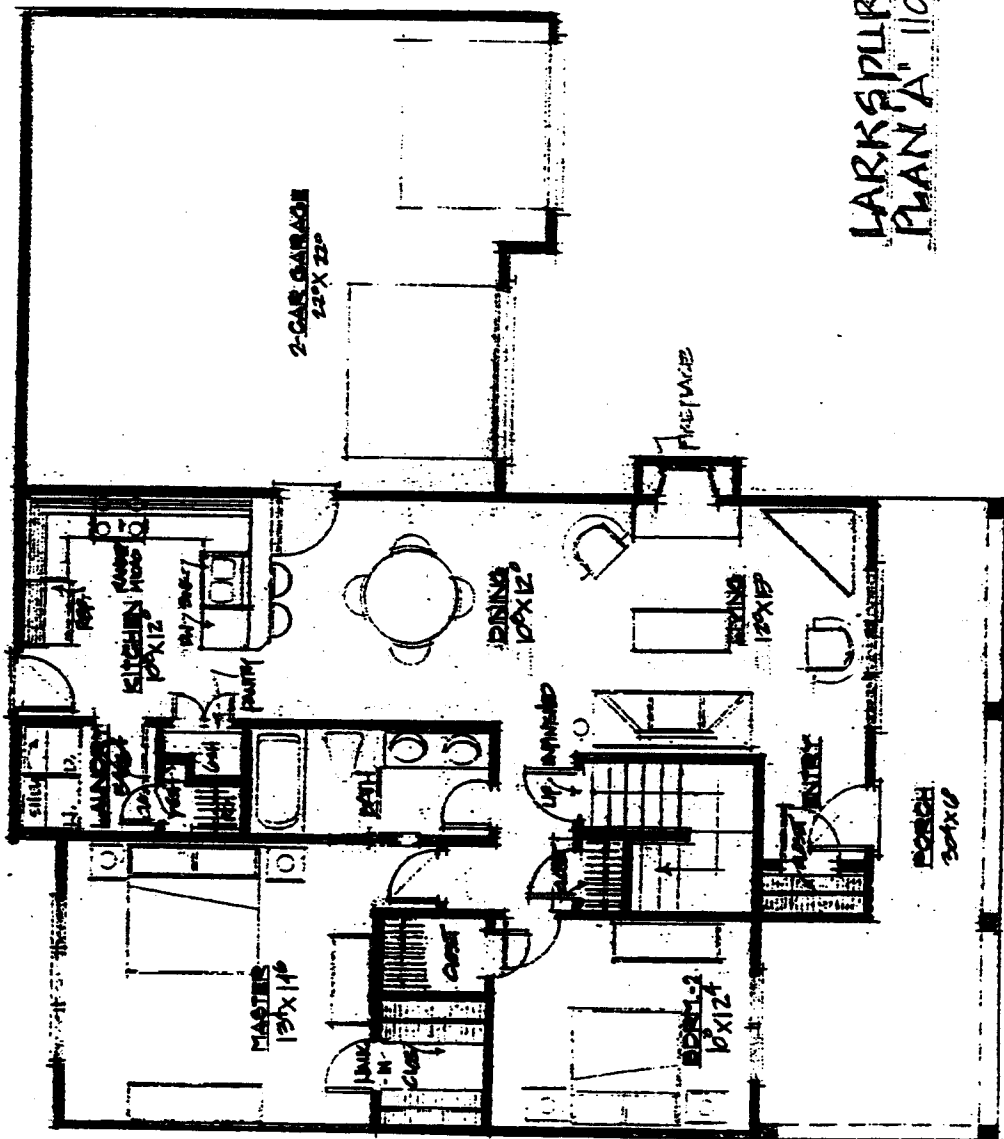
I will give copies of these plans, and a copy of my statement, to Mayor Waldorf and Council Members.

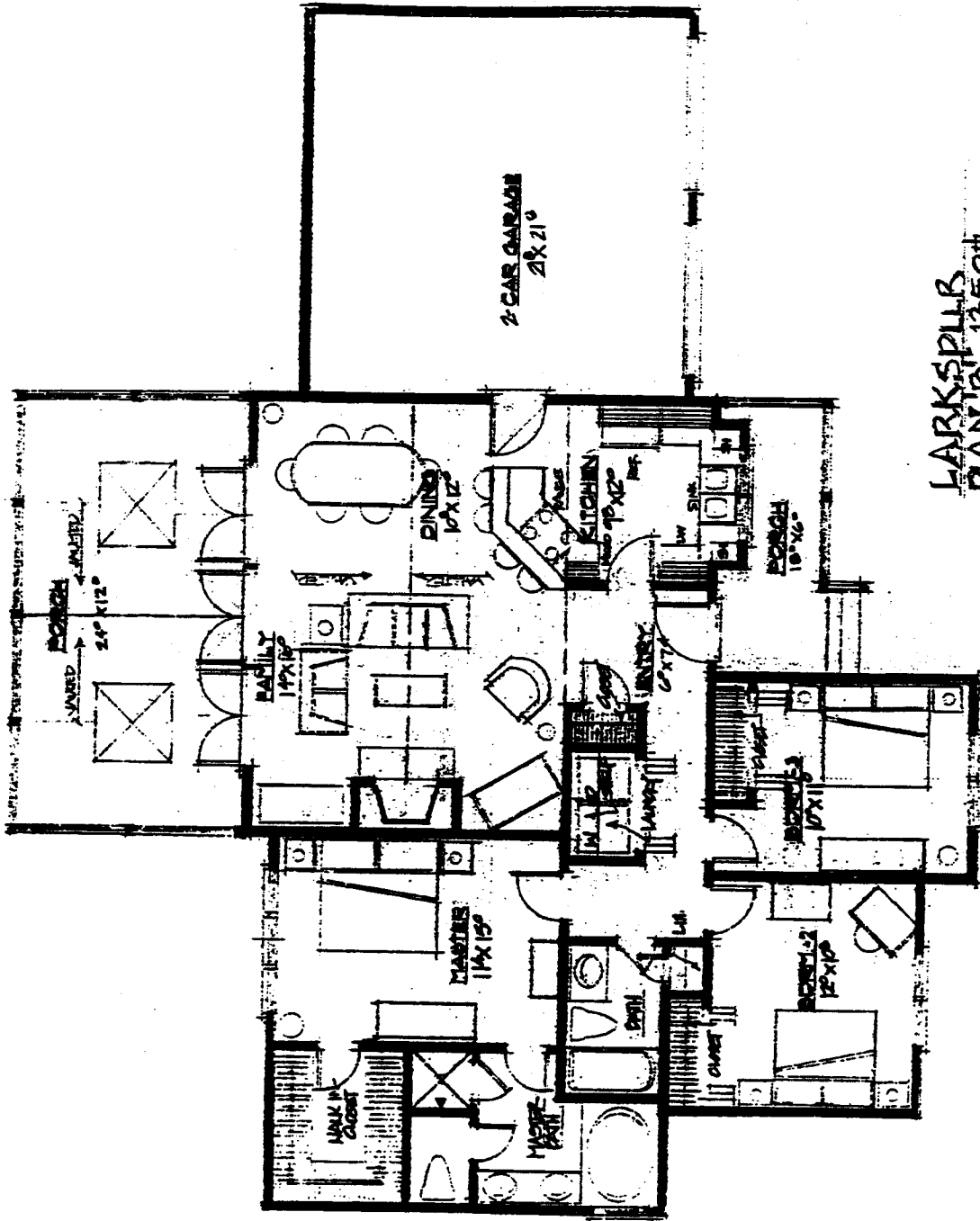
Any questions?

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LARKSPUR PLAN A 1100 II

BROWN BROS.
ARCHITECTS





HARKSPILLER
PLAN B 1350H

DESIGNED BY:
THOMAS BERRYETT