Cover Letter
Filed Land Use Application Version 4
247-56 90th Avenue
Project Number: 2024Q0192

July 10, 2025

This is a cover letter describing the modifications made to the Filed Land Use Application (Version 1), originally filed on March 29, 2025, by the Applicant, Philip Mathai, that have been incorporated into the Post-Cert Land Use Application (Version 1)

Zoning Comparison Table

The following modifications were made to the Project Description:

- The parking requirements were updated to reflect updated transit geographies for the existing and proposed districts (R4-1 and R4). Both districts are now located in the Outer Transit Zone.