

Rowe, Timothy S.

From: Callie <callieroang@nucleus.com>
Sent: Monday, July 16, 2018 11:59 AM
To: Public Submissions
Subject: [EXT] LOC2018-0067

Re: Application for land use
LOC 2018-0067 for the address 304-32 Ave NE

Please accept this as submission for the hearing on July 23, 2018.

We are the home owners next door to 304-32 ave NE, Callie Roang and Paul Harris, for the property of 308-32 ave NE. The following is our concern with the design and size of the development under consideration by the current owner:

- 1) The height of the building will mean our whole yard is cast in shadow allowing no continued growth of the backyard garden and trees/shrubs plus enjoyment of our yard for ourselves or renters. Given the sheer size and height of a 4 plex on such a small lot it means building to the very edges of the property this will greatly overshadow existing established property owners such as ours with increased potential to devalue our home as currently its a bright open sunny yard. A duplex is more suitable for such a lot on a single level not towering above an existing owners property investment.
- 2) The parking for a 4 plex requires spaces for likely 4 or up to 8 vehicles how is this being addressed in the design to not have street parking unreasonably consumed by home owners on a regular basis?
- 3) The fence between our properties had decayed over years and blew over in 2017. The past owner was selling at the time of replacement so declined on paying for 1/2 of the fence. We had a new fence built and paid for it all, we want the privacy fence kept up and to not be damaged by construction.

We are not able to attend the hearing this week and would like our concerns registered, read and taken into consideration at the hearing of application for the property development application.

Sincerely

Callie Roang & Paul Harris

Sent from my Samsung device