

1915 Shepherd St NE
Subject: Re: Case No.20389

Carley I am opposed to the subdivision of the lot at 1915 Shepherd St NE.

The request for a variance on this property does not come close to being acceptable. The proposed design cannot satisfy 30% of the R-1-B zoning requirements. The proposed subdivision makes both lots non-conforming.

If this lot is allowed to be subdivided and the single-family structure allowed to be stuffed onto this small area next to the existing house the character of the block will change significantly. The openness and livability of the block will be destroyed.

The adjacent neighbor at 1919 has complained of flooding which started when the vegetation of lot 1915 was removed. The neighbor at 1931 complained of sewer back-ups.

I find the drawing marked (1a) to be miss-leading, the front setback is not correct, the architect has aligned the 5-foot protrusion of the front wall is 5-feet forward of the set-back. The retaining wall in the front of the house is not shown and the right-of-way is not indicated these missing items makes it difficult to read the drawings.

1. The front setback for the front wall of the existing 1915 house and the adjacent homes on the same side of the street is in line with the wall containing the front door not the front porch of the existing house 1915. (See google map attached) Drawing (1a) shows the setback in line with the front porch and not the front wall of the house 1915 Shepherd St NE, this is incorrect.
 2. The proposed subdivision and new structure do not satisfy the lot width of 50-feet, the proposed subdivision has a lot width of 39 feet.
 3. The subdivision does not allow zone R-1-B side yard requirement of 8 feet to be met. Designing the proposed structure to have side yards of 8 feet requires the existing structure to become nonconforming. The existing brick porch at 1915 is part of the brick house and not an add-on. The existing structure will become non-conforming with a side yard of only 2.5 feet the other existing side yard is presently less than 8 feet.
- If the proposed property is built the existing property will not have access to the rear yard from the front of the house. The proposed design allows 2.5 feet between the existing house and the proposed property line thereby removing from the existing property access to the rear yard for maintenance and emergencies.
4. the removal of the side yard of the existing property is a serious issue, the existing property no-longer has access to the rear yard, limiting emergency access.
 5. The rear yard does not meet the 25-foot requirement. The drawing indicates a rear yard of 5 feet, which does not permit access for fire safety and maintenance. This may block access to the rear of adjacent homes because there is no alley in the rear of 1915 Shepherd St NE.
 6. The lot occupancy is greater than 40%, not meeting zoning.

I oppose the building of the proposed house; it will destroy the open characteristic of the block and it will cause serious safety issues by limiting access to the rear of the existing property at 1915 Shepherd Street NE.