

From: Kristin Kubacki
Sent: Tuesday, May 21, 2019 3:29 PM
To: Planning <Planning@a2gov.org>
Subject: Variance ZBA19-009

Good Afternoon.

I am writing in regards to the public hearing scheduled for May 22, during which a variance for 2829 Catalpa Circle will be considered. I am sorry that I will not be able to attend the meeting, but I wanted to share my thoughts on the proposal.

My husband Chris and I live with our three children at 3307 Tacoma Circle, the property that is directly adjacent to the back property line. Along with the Weintraubs at 3309 Tacoma Circle, we are likely the neighbors who will be most greatly affected by the proposed variance.

In the seven years that we have lived in our home, we have enjoyed our peaceful and friendly neighbors. Although we have not grown close to any of the renters who have lived at 2829 Catalpa Circle, we have never had any trouble with them, and Mr. Ahmadmehrabi has always been friendly to us. Regardless of the Board's decision, we wish him well.

Nevertheless, I do have some concerns about the proposed variance:

1. The existing home is already quite close to the property line. There is currently not much space between our shared fence and the back edge of the existing house. I am concerned that an additional extension will make the house feel uncomfortably close for our privacy.
2. The people who reside in the home are renters, not the home owner. If we had a close relationship with a long-term neighbor, perhaps these closer quarters would be more comfortable. We spend a great deal of time in our back yard, playing games, gardening, grilling, and dining on our patio. The proposed variance would push the home so close to our property line that, if the residents were in their back yard, they would practically be up against our shared fence.
3. Because the residents are renters, rather than home owners, the upkeep of the exterior of the property has varied greatly. Understandably, the residents have typically not invested much time or energy into the maintenance of the yard or the exterior of the home. This raises some concerns for the exterior appearance of the home, which would be even more visible to us. The chainlink between our properties does nothing to provide privacy.

I have read the posted information as to the purpose for the proposed variance. I am sympathetic to Mr. Ahmadmehrabi in regards to the limitations of the unusually shaped lot. However, the proposal would negatively impact permanent neighborhood residents - including my family - in order to benefit temporary renters. I hope the Board will take this into consideration when making their final decision.

Thank you for your time and consideration.

Sincerely,
Kristin Kubacki
3307 Tacoma Circle