

2024 September 13

To Whom It May Concern:

I support the application to apply the standard three-foot setback requirements for the proposed garage project at 710 Spring St. I own and live at an adjacent property, 706 Spring St.

The current damaged garage is a shared structure between 710 and 714 Spring St. that is a challenge to replace under the existing city zoning laws. It is accessed by a shared driveway, also spanning the property line between 710 and 714.

The proposed design for two new, separate garages at 710 and 714. will be much safer than the existing structure, will greatly help with water management, and is a significant aesthetic improvement.

Strict application of the existing R2A zoning would require the proposed garage at 710 to be sited more than three-feet off the property line, while 714 is permitted a three foot setback. The further setback for 710 jeopardizes the viability of the project by rendering it unusable for parking a vehicle due to its close proximity to the existing house. Additionally, by not having the two garages in alignment, it creates poor sightlines for surrounding neighbors.

As a neighbor impacted by this project, allowing the new replacement garage at 710 to be built at the standard three-foot setback, to match 714's new garage, is a reasonable request that I fully support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Tomsic', with a long horizontal flourish extending to the right.

Brian Tomsic
706 Spring St.