

From: Ben Graham [nebmaharg@sunflower.com]
Sent: Wednesday, October 08, 2008 10:40 PM
To: Mary Miller
Subject: in re: PP-08-10-08: 825 Illinois

Follow Up Flag: Follow up
Due By: Thursday, October 09, 2008 1:00 PM
Flag Status: Red

Dear Ms. Miller;

In reference to our phone visit this afternoon, the general locations of the structures adjacent to the alley bordering 825 Alabama are as follows:

- (1) the garage NORTH of the previously existing carriage house behind 825 is setback 8 feet EAST of the gravel alley, 4' 6" from the north edge of the Minetti slab.
- (2) the carriage house west and across the alley, owned by Helen Moritz is exactly 17'5" from the slab on the Minetti property.
- (3) the slab on the Minetti property is approximately 1' from the east edge of the gravel alley.

The location of the Minetti carriage house that was demolished does not correlate with the more modern two garage north of it.

My understanding is that the new two story structure would be erected with it's west edge in line with the existing slab.

My opinion is that the variance should be rejected and that any new structure would be located no less than 2' 6" east of their property line to accomodate structural overhang, vehicles and road maintenance and the twenty foot right of way. Optimally, offset would be aligned with the garage north of their property which maintains a substantial 8' offset from the alley.

Their driveway access is currently from Illinois street and understandably they want the new structure as far back as it can be allowed but this doesn't facilitate future alley traffic and is additionally compromised by the existing Moritz carriage house adjacent their property. It creates a bottleneck in the alley.

Because the new owners had the contractor-seller demolish the carriage house without a permit and without concern allowed wood debris, shingles and nails to remain in the alley resulting in tire damage on my truck and possibly other vehicles, I am concerned about and object to any variance which would at this site allow construction within the twenty foot right of way.

Thank you for your time.

Sincerely,

Ben L. Graham
822 Alabama 840-8209, cell
749-3731, land line