

Dear planning commission members,

I am writing regarding item Z-4-4-09 on the June 22, 2009 planning commission meeting agenda. The item relates to the request to rezone a residential lot at 1646 Illinois Street. I live at 1638 Illinois Street.

On June 22, I will be out of town and unable to attend the meeting. However, as a neighbor, I have the following concerns and questions about the rezoning request:

*If the request to rezone the residential lot had logically taken place before the house was built, my questions/concerns could have been answered about the planned structure. Minimally, the new structure would have complied with city code. Why didn't the developer follow the necessary procedure? Isn't it logical for a developer to check the residential code designation before beginning their work? After all, it's their money being invested.

* Originally, the developer owned the house immediately south of the 1646 Illinois structure. During that ownership, the developer built a two story garage which is highly incompatible with the rest of the neighborhood structures. When that was done, that should have alerted me to the developer's lack of concern for maintaining a neighborhood feel. However, I trusted that when she said she would be developing a small bungalow on the property at 1646 Illinois, she meant it. Unfortunately, that could not have been further from the truth. Instead, the developer built a massive two story structure with little regard for green space. The 1646 Illinois house occupies almost all of the lot's green space and significantly impacts the feeling of our block. In fact, I understand that the north window wells actually are 1-2" past the necessary borderline. What will be done about that noncompliance?

* Neighbors tell me that the 1646 Illinois structure has been built over a spring and that this had been why the property had not been developed. Now that a basement has been dug and a house built, water seepage will be a continual challenge for a new owner. Again, this information could have been shared with the developer if the rezoning request had occurred in a logical, first-step manner. What disclosure regarding this spring is necessary before the house is sold?

Thank you for consideration of my questions and concerns.

Sincerely,
Paulette Strong
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Lawrence, Kansas 66044