

D-1/1 LATE BACKUP

In response to the variance case C15-2020-0058:

My main reason for objecting to this variance is due to a dangerous situation regarding ingress and egress out of the proposed structure and Pleasant valley. Pleasant Valley has become an increasingly busy street and the structures built along Pleasant valley currently do not have the proper amount of setback. The only way to get this much density on this lot is to use setback averaging and build the structure closer to Pleasant Valley than would regularly be permitted. This then leaves the residents in this neighborhood in a bad situation trying to turn onto pleasant valley without being able to properly see. The second way to get this density is to have the parking along pleasant valley, which would require residents and delivery drivers to back out into oncoming traffic. This is also going to result in a bad situation.

My second reason for objecting to this variance is that when I purchased my lot to build my house I researched and made sure that neither property along Pleasant valley near my home could be turned into higher density living. I feel that this devalues my property. I have already taken on the burden of paving the alley way which would set this lot up perfectly for a two-unit condo regime which is more fitting for the size of the lot.

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