

ITEM07/1-LATE BACKUP

Good Evening, my name is Sonya Gafsi and I am the owner of 1907 Eva Street, which is directly across street from 1904, and have lived there for the past 7 years.

My husband and I also purchased 1902 Eva Street, which is on the north side of 1904, this past spring for my parents. We lost my mom over the summer so 1902 Eva Street will soon be home for my father who is also here tonight.

I want to start by saying I love living in Bouldin and one of the reasons I love living in this neighborhood is because it is a diverse, eclectic mix of people and homes. I also pride myself on being a great neighbor, and my husband and I are known as exactly that on our street. We go out of our way to help others, including Mr. Johnson. For example, when we have our trees trimmed, we pay extra for the team to cut up the wood so that Mr. Johnson can have logs for his wood furnace.

I believe in live and let live, and I would not be here if this were not an issue of public health and safety. There are several points in the Special Exception application that are exaggerations of the truth and others that are blatantly untrue. In the interest of time, I am going to focus on 3 points and please feel free to reference the photos provided for further detail.

- 1) What is described as an artist studio in the application is in fact an unauthorized ADU. There is a tenet, Simon, that lives in the structure full-time and has for several years. I have deep concerns about the overall safety of the structure and specifically am terrified by the fire hazard it creates with uncoded electrical running through the trees.
- 2) What is described as a front patio in the application is not that but rather a storage area. While Mr. Johnson has cleared a lot of the area in preparation for this hearing, it has historically been overrun with debris and decaying materials that create an infestation of mosquitoes, roaches and rats for the surrounding area. We have spoken with several exterminators, all of whom indicated the only means of managing the pest problem is to remove the debris.
- 3) What is described as storage sheds along the fence line in the application are not actual structures, they are lean-tos and are in a dilapidated condition falling on the fence and into the neighboring properties. As with the front of the house, these structures are storing decaying debris and standing water creating a public health issue.

While many of these structures have been in place for years, they have not gone unnoticed by the city. If you look at property records, you will see where these structures have been cited by code enforcement over the years and no action was taken to correct the matter – and the city never followed up to enforce the citations.

It is AGAINST the interests of ALL the residents of Eva Street, including Mr. Johnson and his tenet Simon, to maintain these structures. As such, I respectfully ask the committee to deny the request for Special Exception to 1904 Eva Street.

I would also like to note that 3 of the 4 neighborhoods directly adjacent to 1904 Eva Street are expressing opposition to the Special Exception, either in person or via writing.

Thank you.