

Brooks, Amy

From: thomas stephens <tomstephens337@att.net>
Sent: Sunday, October 16, 2022 11:30 PM
To: Brooks, Amy
Subject: Case No. 22 Variance-0136

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Ms. Brooks:

My wife and I would like to register our opposition to the requested departure from the 30-foot required setback at 412 Whiteheath Lane, in Douglass Hills. The proposed expansion of the house, which is next to ours, at 414 Whiteheath, would take it a full 20 feet into the required 30-foot setback, and to the line of the electrical and telecommunications easement.

The rationale that the proposed "updating" of the residence would represent a "house of greater value and aesthetics" is clearly incorrect, since the plans appear to add two large, rectangular expansions to the existing front and side yards. Allowing such a change would be unprecedented on a street of Colonial-style homes on their original footprints and would drastically alter the street's sight lines and, if anything, undermine its aesthetics. The strangely configured proposed front of the house appears to place it at least 10 feet beyond the front of any other home on the street. Far from improving the property, we believe it would lower its value to potential future purchasers, in addition to having similar detrimental effects on ours.

We would like to be included in any proceedings involving changes to the property.

Thanks very much for your attention to this matter.

Sincerely,

Tom and Anne Stephens
502-836-2630

Brooks, Amy

From: Arlene Lovas <juliearlene5@icloud.com>
Sent: Tuesday, November 22, 2022 7:05 PM
To: Brooks, Amy
Subject: Case # 22-variance-0136; Parcel number 1917-0710-0000

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Ms. Brooks

The new owners at 412 Whiteheath, Douglass Hills, have requested a variance to the set back (I am told ~ 17 feet) to construct an addition.

My next-door neighbors sent me your email address so that I could contact you. From what I have been told, it appears the proposed addition would likely be detrimental to the quality of the neighborhood.

The new owner stopped by my neighbor's house to tell them there would need to be a small variance. Apparently, the plans submitted will actually be for a large variance.

All the other homes on Whiteheath conform not only to the setback requirements, but also to the easement requirements. A variance of more than a few feet for one home would likely produce somewhat of an eyesore to the neighborhood.

My hope is that the planning and zoning commission can find an appropriate solution that would be acceptable to all those affected and maintain the quality and beauty of our community in Douglass Hills.

Thank you.

Arlene Lovas

Sent from my iPhone