

**From:** [Gail Henson](#)  
**To:** [Brown, Jeffrey E](#); [Dock, Joel](#); [Coan, Brandon](#)  
**Subject:** Case 19ZONE1007 1576 Cherokee Road  
**Date:** Thursday, May 9, 2019 2:36:15 PM

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Dear Mr. Brown, Ms. Marilyn Lewis, Mr. Robert Peterson, Mr. Richard Carlson, Ms. Ruth Daniels, Mr. Joel Dock, and Councilman Coan,

I am writing to ask that the proposed change in zoning from R-7 to R8A and the height variance for 1576 Cherokee Road (Case 19ZONE1007) be denied.

Last year, Metro Council denied the proposed R8A condominium Cherokee Springs at 1576 Cherokee Road. A two-year moratorium for resubmitting the proposal was set. The Council listened to the concerns of the neighbors, from the narrow alley (11' in some places, 13 in others) to provide access, the upzoning and height, and Bonnycastle plan that rejected upzoning. The petition signed by 220 Bonnycastle residents against the R8A and height variance showed the extent of the neighbors concern.

So why is an R8A building with the height variance even being considered? The process by which the waiver granted raises many issues.

As a neighbor and also a member of the Bonnycastle Neighborhood Association and the Bonnycastle Plan Committee, I feel aggrieved and betrayed by the stealth process that led to the late January waiver.

\*No notice was provided to affected residents or the neighborhood association when the waiver to the two-year moratorium was made. The lawyer for the developer sent a late night email to the lawyer for two families affected, but this email was not received until after the January hearing..

\*The agenda item was not properly described. It was blank, unlike every other agenda item. We monitor those agendas and missed notice, as did others in the neighborhood..

\*No conversation has taken place between the developer and the neighbors. Nothing has been discussed or worked out. The last conversation with the developer was April 2018.

\*The proposed building is still R8A--there is no R8A in any of the Bonnycastle area. The resulting building would be like a cruise ship wedged between speedboats, or as one of last year's committee members said when they denied it, a size 12 shoe on a size 7 foot.

\*The alley is still 11' wide in places, 13' in others, too narrow for the access for fire trucks for this massive building.

Last year, 220 citizens acted in good faith and signed the petition against R8A zoning and the height variance at 1576 Cherokee Road. Their voices were heard; the proposed building was denied and a two year moratorium was set. The waiver, the lack of notice, and the lack of input have damaged trust. The issues remain the same.

I ask that you deny this again.

Sincerely,

Gail R. Henson, Ph. D., 37-year resident of Bonnycastle  
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