

March 8, 2021

Case Manager - Pertaining to the parking waiver request:

Case No. 20-PARKINGWAIVER-0001, located at 1143 S. 1st St.

Part of our multiple address condominium complex at 1135 S. 1st Street is adjacent to the subject property at 1143 S. 1st Street. Our HOA is extremely concerned that this proposal to expand the parking area for this single-family residential property to 9 parking spaces is completely unnecessary and incompatible for the use of the site. We have 10 parking spaces for each of the 10 dwelling units located at 1135 S. 1st Street and we are overwhelmingly opposed to the granting of this significant increase in parking that is tremendously excessive for the indicated use of the property. Additionally, there are currently numerous individuals residing within the structure that appears to be a potential boarding house or fraternity, as opposed to the stated single-family use of the property.

Moreover, owners of our condominium complex have observed numerous vehicles parked in the yard on a regular basis, as well as large gatherings of young college aged individuals on the property, including the front porch and the rear deck. It most definitely does not appear to be a single-family residentially used property. If the requested waiver is granted, we have serious concerns that the property will become a nuisance for adjoining property owners and will be used for non-permitted uses in the TNZD zoning district.

Sincerely,

First Place Condominiums Association

1135 & 1140 S. 1st Street