

St. Germain, Dante

From: Debra Harlan <debraandted@gmail.com>
Sent: Wednesday, February 14, 2018 9:44 AM
To: St. Germain, Dante
Subject: Variance request and waiver for Sherwood boza case

Dear Mr St Germain:

I am a Bonnycastle neighborhood resident and wish to make a few comments pertinent to the case being heard next Monday before the Board.

It's exciting to see an infill home

Proposed for the vacant site. I do however have concerns about the request

For the driveway waiver, private yard reduction(removal), and the intrusion of a seven foot privacy fence into the public realm .

While an ancient curb cut exists for a former house, these were drives that often lead to basement garages found on the primary facade -many of which are filled in or no longer used due to size, height, and length limitations that rendered these original garages useless.

The proposed site plan creates the suburban effect of ignoring the existing functional alley for paving a long drive that terminates as a paved turnaround to provide egress radius from the garage. While questionable even in the subdivision realm from whence it came , this pattern has no place in urban development. It exacerbates the heat island effect, takes needed parking away from Sherwood, a tightly developed narrow street used as a cut away from Bardstown Road traffic, and ignores the tenets of the TN form.

Where alleys exist, use them ! It's easy enough to design an accessory structure to address both alley and yard access. The obvious by-product of approving this request is a poor precedent in danger of repetition. Even Norton Commons uses alleys for vehicular access.

Finally, a seven foot tall

Privacy fence running the length of the side property line to the front line is another "affront". We have a 42" code height for front yards for a reason. This is another suburban idea that's irrational in the urban setting. The height needs to drop at the facade line to code height and preferably transition to a more transparent material - the fence height as proposed is offensive, and if replicated up and down the street would create a fortress effect .

Here are just two examples of old driveways now filled in, both on my street.

If I have misread any portion

Of this request please so advise . Otherwise I appreciate your time and attention.

Debra Harlan
1734 Chichester Ave



Sent from my iPhone

