

**From:** [Max Bridges](#)  
**To:** [Pollock, Heather M.](#)  
**Subject:** 22-Variance-0024  
**Date:** Tuesday, May 3, 2022 10:10:42 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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Heather,

Thanks for taking my call last week about this variance matter. I live at 1306 Highland Avenue and am voicing my strong opposition to this variance request. Our property is the one being encroached upon by our next door neighbor at 1308 Highland. The remedy should be for them to move it back outside of the 2 ft set back.

First, I understand the encroachment is currently stated as 6in in the City's file. However, it's only 6in if measured from our property line to the bottom of their shed. This is incorrect and it should be measured from the outer edge of the shed's roof to our property line. As shown in the attached picture, this means the shed is actually about 1 ft into the 2ft required setback. For the many reasons below, this shed should be moved entirely out of our setback.

For many years, the folks at 1308 Highland Ave have done whatever they want without caring about any consequences or anyone else's property. If you check the records, there are 100+ Metro 311 Complaints levied against this property. Just last year, they were issued a violation for digging a trench that encroached upon the other neighbors at 1310 Highland Avenue. Just this week, we came home from vacation to find that they dumped a bunch of wood debris/trash on our front yard (see attached picture). This is just one of many instances in which they have completely disregarded our property line.

Since we moved here in 2017, this property has also had many issues with the Police, Child Protective Services, and Animal Control. It's not surprising at all that they failed to obtain a permit for this shed. Moreover, they only applied for this variance after I complained about the encroachment to the City. Because of their long history of disregarding all rules, the City's permitting requirements, regulations, and violating adjacent owners' property rights, this variance should be denied and the shed should be moved.

Furthermore, since this shed has been built, we have had to deal with a rat infestation. This is a huge safety concern and quite disgusting. We have a toddler and a small dog, and are very worried about the diseases these rats are potentially carrying. I am certain they are living under their shed. Just this month, I had to hire an exterminator to try and get rid of all the rats that are invading our property from the shed. You will notice that the shed is not built all the way to the ground, and there is plenty of open space under the shed for rats and other vermin. This rat problem is a major health & safety issue and I sincerely hope the City takes this into consideration.

The shed is also directly next to our back parking pad (see attached picture), and it has become very difficult to safely park our cars. The shed is also blocking our vision making it dangerous

to back out of our packing pad and into the alley.

Thanks for your attention to this matter.

Best regards,  
Max Bridges



