

Subject: 7306 Draper Ave. Project #655382
From: Joseph McGoldrick <josephdmcgoldrick@gmail.com>
Date: 5/17/2020, 12:03 PM
To: "gjackson@outlook.com" <gjackson@outlook.com>

Greg, I am the property owner of 7318 and 7320 Draper Ave. and I was never informed via mailer or email that the preliminary hearing was scheduled. This is contrary to zoning protocol and regulation. I have multiple concerns and please advise me how they can be addressed prior to the final review, which I have been advised by a neighbor is to be held this Tuesday at 4:00pm?

- Per the plans the setbacks between buildings do not comply to required setbacks (“but an inventive setback formula for internal setbacks” is being used).
- The setback adjacent to my property line (north property line) is ambiguous. What is the minimal setback that will be established between my property line and the planned construction?
- There exists a common block wall separating properties that has been there for decades. What if anything is planned for this block wall separating our properties. The wall runs east/west and extends the length of both properties of 7306 Draper and my two properties 7318 and 7320 Draper Ave.
- There currently appears to be a large telephone signal box where the driveway will be for the Draper newly constructed home. What are the plans for this box? Is it to be relocated and if so where?
- How will the new driveways effect on-street parking per City regs? Will parking be lost and where will on-street parking be designated in the new design of 7306 Draper construction?
- Show analysis of mid-morning and mid-afternoon shadowing on adjacent properties. Highly concerned that shading will majorly impact vegetation and houses located to the north of proposed structures.
- Present an overlay showing existing footprint with proposed footprint to include actual setback dimensions for proposed project.

Please advise me how I am to get these items addressed prior to the final determination of project. These would all have been previously submitted if I had been properly notified of the review process and calendar.

Thank you, Joe McGoldrick

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