|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| |  | | --- | | **Carol Dickinson** | | Jun 23, 2020, 11:13 PM (2 days ago) |  | https://mail.google.com/mail/u/0/images/cleardot.gif  https://mail.google.com/mail/u/0/images/cleardot.gif |
| |  | | --- | | to me  https://mail.google.com/mail/u/0/images/cleardot.gif | | | |

Kathy,

After reviewing the plans for the major addition at 399 South Columbia Avenue we have several concerns that we are requesting you present on our behalf to the Board of Zoning Appeals and Planning on June 25, 2020:

     1.  After experiencing 2 major basement floods this past Spring and having had multiple basement floods over the 52 years we have lived at the Columbia Avenue address, we are concerned that this large of a development will increase the potential for flooding.  The run off from the roof, extended driveway, patios, and other impervious surfaces of the proposed structure will exacerbate the flooding situation.  We would like to see a drainage plan on how they will deal with this problem.

     2.  We are concerned with the size of the proposed structure.  It appears that the plans propose building a structure as big as the original house on a very small lot, half the size of those standard to Bexley.  We appose the approval of a variance from the code to increase the square footage of the structure.

     3. Our third concern is the lack of privacy that the proposed structure provides to our property.  The number of windows and a balcony are facing our property at an elevation that provides a direct view.

     4.  With only a driveway width of access we are concerned about potential damage to our landscaping, fence, and construction vibrations which could damage our pool.

     5.  Our final concern is the potential of converting the addition into a rental unit in the future.

Thanks Kathy for presenting our concerns to the Board tonight.

Carol and Hal Dickinson