

RE: BOA19-00197 1st Avenue and LeSueur -Neighborhood concerns

From: Walt von Kampen <vonkamw@gmail.com>

Sent: Thursday, April 18, 2019 10:14 PM

To: Vicki.jim <vicki.jim@gmail.com>; Lisa Davis <Lisa.Davis@MesaAZ.gov>

Cc: Walter Von Kampen <vonkamw@gmail.com>; Ginger Von Kampen <mamag4@rocketmail.com>; Twila Eyring <teyring@cox.net>; vonkampenr@aol.com; Doug <hatch.douglas@gmail.com>; Randy <Randy@airslamit.com>; Loren <loren.hatch@gmail.com>; Scott Hatch <hatch.scott@gmail.com>; Daryl <daryl.hatch@gmail.com>; Chris Hatch <crhatch1@sbcglobal.net>; Joe Hatch <Joedhatch@gmail.com>; Ed Hatch <hatch1139@gmail.com>; Roger Stowers <Gdstowers70@gmail.com>

Subject: Re: Floor Plans, Elevations and Renderings.pdf

Lisa,

I have reviewed the proposed construction project at 464 East 1st ave. and am recommending to the board that the request for variance be declined for the following reasons:

1. First Ave is the backbone of the Temple historic district, so the expectation is that whatever is built on this location is compatible with the look and feel of the rest of the homes on the street. This structure is too large and looks more like the apartment complex being built along main street lost a piece.
2. In order to be down size the structure to be more compatible with the size of the other homes on the street, there are a couple of choices, they could put in a basement and have some of the living area down there. or just go with a single family home.
3. Green Space is an important part of any home, the intent is to have space for whomever is living in the home to have yard to relax in or when children are present a place to play. Also the green space helps keep the residential feel of the property which is keeping with the rest of the neighborhood. If a single family home is built on this location instead of a duplex, then a 2 car garage would be sufficient and could have entrance straight in directly from LeSueur Street without the extra concrete driveway behind the home and would allow keeping of the appropriate green space.
4. there is a lot of foot traffic in this area, especially around Christmas and Easter, maintaining green space around the property will help with the privacy of those who are living in the home. With the foot traffic on the sidewalks have yard between the sidewalk and the home will help keeping pedestrians from looking into windows.

Our historic district has been undergoing many changes. At this point maintaining the integrity of the look and feel of first avenue is key in maintaining our residential neighborhood. This proposed structure is too commercial and large and does not fit in with the neighborhood and therefore the request for variance should be declined.

Thank you for your consideration

Walt von Kampen

vonkamw@gmail.com

RE: BOA19-00197 1st Avenue and LeSueur -Neighborhood concerns

City offices are open Monday-Thursday 7AM - 6PM -----Original Message-----

From: Vicki.jim <vicki.jim@gmail.com>

Sent: Friday, April 19, 2019 9:51 AM

To: Lisa Davis <Lisa.Davis@MesaAZ.gov>

Subject: Project 464 E LeSueur

Lisa

Thanks for sending the information about project. I appreciate the phone calls and your help. I discussed the project with Walter VonKampen. He sent you a email outlining the problems we could see in the project. I agree with with his written assessment of the project. We both have had family and personally lived in the houses next to project for many years and like the historic look to the neighborhood.

Please include mine and my wife's opinion as stated by Walter to be the way we feel.

Thanks

Vicki & Jim Hatch

Sent from 🍏 iPhone

RE: BOA19-00197 1st Avenue and LeSueur -Neighborhood concerns

From: teyring@cox.net <teyring@cox.net>

Sent: Friday, April 19, 2019 10:08 AM

To: Lisa Davis <Lisa.Davis@MesaAZ.gov>

Cc: Jessica Potter <Jessica.Potter@mesaaz.gov>

Subject: Proposed Construction on LeSueur & 1st Ave.

My neighbor Walt von Kampen has already sent a letter concerning "BOA19-00197 1st Avenue and LeSueur neighborhood concerns".

I agree with Walt's concerns for the proposed new 2-story duplex. Construction project at 464 East 1st Ave. - Am recommending to the board that request for variance be declined for the following reasons:

1. First Ave is backbone of the Temple historic district. The expectation is that whatever is built on this location is compatible with the look and feel of the rest of the homes on the street. Proposed new structure is too large and looks more like the apartment complex being built along main street.
2. To down-size the structure to be more compatible with the size of the other homes on the street - just go with a single family home like those around it.
3. When Okland construction removed previous building from NE corner of 1st Ave. and LeSueur they left a nice Orchid tree because it brings natural beauty to the area. The 2-story apartment would not allow enough space for the tree.

Green Space is an important part of any home. Green space helps keep the residential feel of the property which is keeping with the rest of the neighborhood. Put a single family home on this location instead of a duplex. A 2-car garage would be sufficient without the extra concrete driveway behind the home - would allow plenty of green space.

4. At Christmas and Easter time there is extra foot traffic in this area. Maintaining green space around the property will help with the privacy of those who are living in the home. With the foot traffic on the sidewalks - yard between sidewalk and the home will help keep pedestrians from looking into windows.

I am happy with the updating of infrastructure in our historic district. Maintaining the consistency of the look and feel of First Avenue is key in maintaining our residential neighborhood. The proposed structure is too large and too commercial. It does not fit in with the neighborhood and therefore the request for variance should be declined.

Thank you for your consideration

Twila Eyring - 44 South LeSueur