

Date: September 12, 2013

To: **Members of the Plan Commission**
Tim Parks, City of Madison,
Planning and Community and Economic Department

From: **Jeanne Hoffman**
2152 West Lawn Ave.

Re: **Conditional Use Application**
2154 West Lawn Avenue

The applicant Charlie Wells lives at 2154 West Lawn Ave, which is an open corner lot. As stated above I live next door to the applicant. My side yard is his rear yard.

I do not have a problem with my neighbor building a new garage that can store two cars. However, the garage that is currently before the Plan Commission is not a typical garage for this neighborhood. It has maximized the height with a full 2nd level and a dormer and is only 3 feet from my property line.

Simply put this garage is too big in terms of massing and height for the lot and the neighborhood. There are no garages like this one in the neighborhood.

For a conditional use permit to be issued the Plan Commission must find that conditions are met, and because of the size (mass and height) and the fact this is atypical for the area, the commission should consider condition three:

The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

I am requesting the Plan Commission ask that this Conational Use Application be modified to reduce the mass and height to better fit the lot and the neighborhood.