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APR 15 2024

COMMUNITY DEVELOPMENT
DEPARTMENT

Garcia Duplex

Street Adjustment

Type II

Applicant: Alejandra Garcia

Permit #: 971-23-000645-DWL

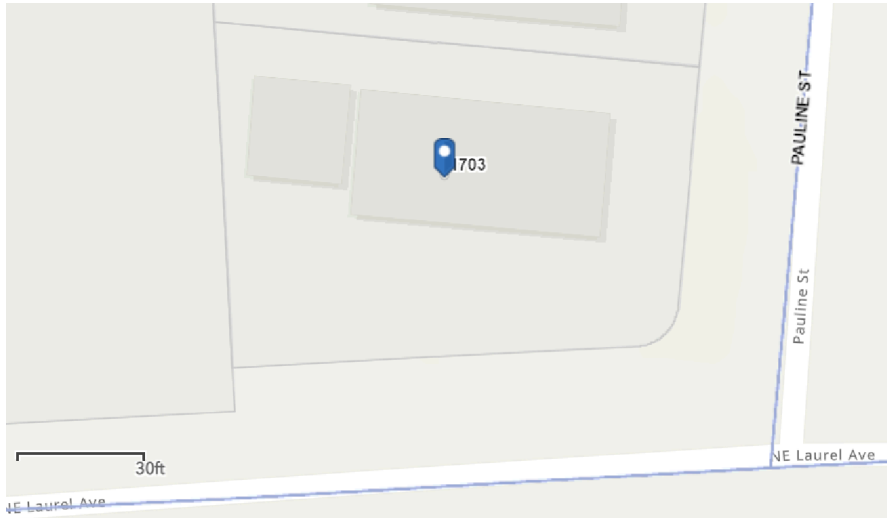
Date: 04/08/2024

To Whom it May Concern,

I purchased the property at 1703 Laurel Avenue in hopes of moving closer to my position as a teacher in the city and to become a citizen within the community that I teach. I have been trying to rehabilitate this property into a place that I can live with my family, staying as close to the previous use and footprint of the old building as possible. I have come to find out that is not possible due to new ordinances that have been instituted since the original house was built and found that it could be very costly to adjust the plan due to the size of my family. Thanks to Heidi Hinshaw's guidance I created a site plan of the house in order to be reviewed and approved, but now we get a surprise due to the ordinance of street improvement we also need to dedicate a 5 foot right of way dedication along Pauline St. and Laurel Ave. in order to approve the permit to build. We do not have any problems giving 5 feet on Laurel Ave, but unfortunately if we do the same for Pauline St it drastically changes our footprint and it is going to be very costly to re-do another footprint making it the 3rd time I have had to redo my plans. Again, we are not doing this out of pleasure, we are doing this because it is a necessity. We are just trying to use the same footprint as was on the property before.

The request for street adjustment, type II, is so that the design for 1703 Laurel Avenue is restored to as close to the original footprint and use of the property prior to the home being destroyed due to fire.

1) There are already 25 feet dedicated for the right of way from the centerline of the street to the property line along Pauline St. This right of way dedication is not possible on Pauline Street so we are requesting that the dedication along Pauline Street be reduced from 5' to 0' per WDC 5.02.04 Section H. The sidewalk currently along Pauline Street and Laurel Ave. is outside the property line as this street has already had it is right of way dedicated in the past or it was just included into the existing Right of Way. I am not asking to be exempt from this requirement along Laurel Ave., just Pauline St.



2) With this street adjustment and established setbacks, there will also be 5 feet granted for public utility easement.

3) We, the property owners, will also ensure that the sidewalk, landscape, and trees (1 Street Tree for every 30' of Street Frontage) along Pauline Street and Laurel Avenue are up to code Per WDO 3.01 as currently used and used in the past or customized per City Conditional Approval per WDO 5.02.04C (8). We will also provide access per Section 3.04, and where a driveway approach, apron, curb cut, or ramp within ROW is relevant, have it meet the public works construction code.

Again, the goal is to restore the property to its original use as Inhabited Residential Dwellings as well as improve the neighborhood as there have been Squatters and other activities that reflect negatively on the neighborhood that have happened since the fire occurred. As this issue drags on it is incurring more and more costs to the project that I cannot afford, and I fear I may not be able to complete it. I appreciate your attention to this matter.

Sincerely,

Alejandra Garcia