

The proposed Conditional Use application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** with the following condition:

1. The owner adheres to the letter and plan submitted by the architect dated December 1, 2022.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Good evening and thank you for your service. I commend you on your role to assist our communities in finding productive and healthy resolutions to our differences and concerns, often regarding style and design. While it would be easy to just rubber stamp a project for approval based on the basic facts related to codes, there are many other variables that must be considered to protect the public health, safety, convenience and most importantly our general welfare.

Having been involved with many community projects personally and politically, I recognize there is a natural resistance to change which often results in conflicting viewpoints. I also recognize that there is a natural desire to have our own way and do what we want to do whether people agree with us or not. When this occurs, we have groups like yourself to help us find our way. I sincerely hope that will be the case here tonight and in the future. Thank You

I live across the street from the Longmans at 1503 Thumb Point Drive. While I have wanted to reach out and meet them over the couple years they've owned the property they've never been there long enough or I've returned north for the summer season to do so. Upon hearing of this project I reached out to neighbors and learned they too had not been approached and were also quite surprised by this proposal, regarding the size, style and and the manner in which it was conducted.

I bring this up tonight because there are signs that make me wonder if I can believe the intentions or trust the projects authenticity due to lack of transparency. The past two conditional use meetings produced the only picture of their intent that we have, and it's not that clear or transparent.

Mtg 1

1. Longmans not able to attend
2. To construct a large garage with storage for boats and campers
3. To create a 2 bedroom apartment with 500 sq ft deck, full kitchen, laundry and living space high above all the surrounding homes.
4. To need a conditional use permit regarding project height
5. Application Denied

Mtg 2

6. Mr Longman made the comment that one of the reasons the conditional use permit was needed was to put a sloped roof on the project to make it more presentable to that of a flat roof storage facility.
7. They also submitted all the same conditions as in mtg 1, but removed the kitchen and now call it a wet bar (not clearly defined in the meeting) , as per zoning requirement.
8. He also mentioned they might even just use the space as a gym
9. They also submitted an improved elevation design and appearance outside the block walls treated of some sort, more windows, glass paneled garage doors, trim etc.
10. Mr Longman also commented that they wanted to build the garage first because they intended to live in the apartment while making improvements on their purchased 70's style home.
11. And lastly and more importantly, he said that their improvements to their main residence would somehow tie into the construction style of the garage??

Which brings me to tonight: I believe there are a lot of questions to be discussed and answered, and for the points I'm about to mention that the project be denied until addressed for the welfare and protection of our community.

12. I'm not convinced that the use of the living space is believable having gone from a full kitchen, to a wet bar, to a gym while still having two ensuite bedrooms and laundry. This might suggest there not really clear on the use? Or This might suggest they might say anything to mitigate failure in the approval process.
13. The other concern I have is the comment about needing to live there while remodeling the house. They obviously have someplace to live currently and to live any where without a full kitchen would be trying in the long term.
14. Mr Longman mentioned at the last meeting that they would be tying in the reconstruction style of the existing home to the garage, was he suggesting that it might mitigate the garages appearance. I believe it's only fair to see those plans and get a projected completion date before allowing this projects construction. Or the preferred plan would be to get the house done first. We have seen many projects on the island go for years unfinished or empty.
15. The current elevations state in the notes, they did not scale drawings, this results in a false sense of the actual design appearance. Why is that? I believe that should be done before approval.
16. As an example, the garage doors: Mr. Longman stated in the last meeting the boat requires 14+ ft of clearance and the garage doors "appear" to be roughly 8 ft. are they going to be 10 ft, 12 ft, 14 ft? what's required to get his boat in? And shouldn't we be able to see that first?
17. Do what you want but, Is it safe to put a boat or any other vehicle in an enclosed space on an island that during severe weather can flood? It seems to me that it could create more damage to his boat than storing it on the mainland like most people are doing.
18. There are no garage doors on Thumb Point Drive that are over the traditional 8 ft height *maybe one or two at 9, I didn't measure them. Additional door height gives off the appearance of a storage or warehouse facility and I believe does not fit or serve the welfare of our existing community.
19. I see that there is an inground gas tank in the garage on the site plan, why would that be needed? And, is that a fire or safety issue for the living quarters upstairs?

20. It appears in the elevations that the outside stairs to the deck are on the west side of the storage facility, would it be possible to place it on the east side where it wouldn't affect the neighbor's privacy? And could a 6 ft fence on the west side of the deck be erected to be more neighborly and provide additional privacy?

21. On a more personal note, I do not feel the building has any redeeming architectural qualities and has a negative affect on our housing and our community.

Thank you again for your role to assist our communities in finding a productive and healthy resolution in regard to our differences and concerns. I believe for the above reasons stated that this projects application should be denied and the many questions mentioned should be attended to, I believe it's important to our general welfare and the welfare of our general community. Thank You

Mark & Nancy Anthony
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*boats etc
to water*

want

Bee

avail

of House

& garage

are attached