

Jackie Deibel

From: Charles Harley <charley@comsquared.com>
Sent: Tuesday, July 10, 2012 7:27 AM
To: Jackie Deibel
Cc: henlebennc@aol.com; kwrhino@gmail.com; p.corley@edwardandrewshomes.com
Subject: Etris Road at Kent Road Project

Roswell Zoning Commission

I am writing to voice my objections about the proposed development of the land parcel on Etris Road by Edward Andrews Homes.

I own the two acre parcel abutting the proposed site on the North. This has been our home for the past 12 years and was constructed at that time consistent with all other single family home sites on Etris Road. Our decision to build was predicated on the fact that the then current zoning and actual construction provided for large lots and assured privacy for homeowners.

I am most certainly opposed to the housing density originally proposed for the project as it is considerably out of keeping with all other properties on Etris. I am even more disturbed by the latest proposed plot plan that seems to address only Roswell city issues and ignores many of the issues for the surrounding home owners. In particular, this new plan reduces the setback from my property line and the proposed homes from the less than desirable 30 feet to a mere 7.5 feet. It appears that I am the only adjoining property owner to be so penalized. In addition, the proposal includes a road extension that dead ends at my lot line. I have no idea of why this is even a consideration for the commission and has a definitely severe impact on my parcel. No one on this commission would look favorably on such a plan if they resided at my address.

I find this plan to be wholly objectionable. I believe that it substantially reduces the value of my 'Estate' lot and is well outside of the city's own comprehensive plan for this area.

I do expect development on the adjacent land and I also respect the right of both the property owner and builder to be able to profit from such development. However, I do not believe that the current plot plan is detrimental to the existing residents on Etris Road and certainly has a huge negative impact on the value of my adjoining property. I urge the commission to continue to look for a more equitable solution for all parties concerned.

Sincerely

Chuck Harley
12185 Etris Road