

To: Ben Prchal – Lake Elmo City Planner

From: M. Selby – Home owner 8311, 21st N, Lake Elmo, MN 55042

Subject: Variance request 2038 Inwood Ave. N

In response to your notice of November 13th, 2019 I am forwarding 7 concerns related to the variance request:

- 1) Concerns for a reduced property value of the lot being impacted by the variance which is not owned by the 2038 Inwood Ave property owners
- 2) Concerns for the other property values in the Torres Pines Association given the new structure's visibility from Inwood Ave due to the set back of 50FT vs the required 100FT
- 3) Concerns for the impact on wildlife habits and movement from the new structure during construction with removal of vegetation, use of heavy equipment and disturbance of soil
- 4) Concerns for the environmental impact of changes to the landscape from the new structure that would impact natural drainage into the pond impacting wildlife in the area
- 5) Concerns for the ability for the city to safely expand the road if traffic increases in the area
- 6) Concerns that the house will be used for more than a single-family dwelling. The family and several adult children live in the house today. How can we verify that the new structure will not be used for more than a single family dwelling which would impact property values in the area
- 7) Linked to the single-family dwelling issue is the concern that there are already several vehicles on the property that do not have sufficient garage space and visually impacts the neighborhood property values

I would appreciate consideration from the council on the negative impact of this variance on the neighborhood, safety and wildlife.

Thank you.

M. Selby