

From: [Ashley Rochelle](mailto:Ashley.Rochelle@westwoodks.org)
To: info@westwoodks.org
Cc: [Nancy Oglesby](mailto:Nancy.Oglesby@westwoodks.org)
Subject: New House Build @ 2917 W 47th Terr
Date: Friday, July 7, 2023 1:42:10 PM
Attachments: [2907 W 47th Terr Elevation Photo 1.png](#)

Hello --

I received a letter recently from Westwood regarding an exception and waiver for the above referenced 2917 new home build two houses west of mine (2907). I have had a chance to see the plans, and while the house is at least not a big huge modern rectangle and mostly fits in with the neighborhood style in terms of design, I still have some other concerns about yet another new, very large home construction near my property.

I am a little confused as to why Westwood has the residential code requirements that they do if we, the neighbors, are ultimately put on the spot to weigh in on and "approve/disapprove" waivers and exceptions. I went through this (as did other neighbors) with Flores-Dawdy new build next door to my house. They are wonderful neighbors and have been very good to me and my daughter for years, so, of course, when they asked for us to speak in favor of their waiver, I agreed. It was a small favor to approve their request for an exception to build their dream home a few inches closer to my property than code allowed. However, I did not agree to their house being built at a much higher elevation than was originally planned due to unforeseen excavation issues, nor was I informed of these issues when they arose and how they would affect my property. I work in commercial construction with JE Dunn, so I am very aware and understand that unforeseen circumstances arise more often than not. My major concern now is that the yard elevation appears to be significantly higher than mine (see attached photos). While I know that they have a landscaping plan that is hopefully designed to prevent any flooding issues, I am still concerned that I was never notified by the city of this issue which has far more potential to affect my property than their structure being 7 inches closer to my property line on the west side,

Now we have another house that will be of similar construction at 2917, which I am assuming will run into the same excavation issues. Is there a "lessons learned" plan from the Flores-Dawdy household since it is the same builder (Quigley) as well as a preemptive plan to mitigate the potential risks associated with the elevation change for this new build? My concern is that if there are now two houses to my west that are at a questionable higher elevation, I have to think that there will be long term ramifications for those of us directly to the east of them (definitely next door east of me). I do not have a relationship with Vaughn and Erika, and they have not asked me to speak in favor of their exception (yet), but I am feeling very awkward about this situation and am dreading them asking me to. I realize I have no obligation, but this is really uncomfortable regardless. While I can appreciate being informed and given the opportunity to speak about my concerns to the city, I also do not want to be "that neighbor" that prevents someone from getting their dream home. This should be a decision by the board, and not something put on the direct neighbors.

All that being said and if all of this goes through, what CAN (we) do if these elevations cause issues with our property, whether it be 2 years or 15 years down the road? Does it become a situation where we have to confront our neighbors directly, even though elevation restrictions on a new construction build should definitely be part of the city's concern (if not more) than a 7 inch wider structure? It just does not make sense to me, so I would welcome any feedback

on this issue. The inconsistencies are frustrating.

Many thanks,
Ashley Rochelle