

To whom it may concern:

I believe we should adjust the lot coverage on the R-1 lots of 7000 square-foot or less within the Rogers Park Subdivision. I suggest a lot coverage on these smaller lots of 45-50%. My reasoning is as follows:

- Most of the 7000 square foot lots are 50 feet wide by 140 feet long, with ranch style homes oriented long dimension across the lot. Most have alley access.
- Home owners are limited to a 1200 square foot ranch-style with a moderate 2-car garage 768 square foot (~28.1% coverage)
- Based on a review of Aerial Photography a significant number of lots in the subdivision currently exceed the 30% coverage
- Alley access combined with existing setbacks should mitigate emergency vehicle access concerns for lots with greater than 30% coverage.
- It isn't practical to install a useable arctic entry within a 1200 square foot foot print. Lack of an Arctic Entry results in significant wasted energy.
- If a home owner chooses to construct a second story the Stairwell absorbs significant useable space in a 1200 square foot-print
- Typical moderate sized home's in relatively upscale neighborhoods such as Rogers Park are 2400 to 4000 Square feet usually having a 2-bay garage with a 3 rd bay for work space or to store recreational vehicles.
- With an aging population ranch style (single level ) homes close to the town center will help promote a livable and sustainable community.
- With a 50% lot coverage requirement for lots 7000 square feet and under home owners could construct a 2500 square foot single level home with a 3- car garage or a larger two story home with stairwell and arctic entry outside the main floor plan.

Thanks for taking my comments. Are there any steps I could take to help ensure that this revision is included in the revised Title 21?

Any assistance you can provide would be appreciated.

Sincerely

Brian J. Hickey