

Dear Planning Commissioners,

I am writing concerning the rezoning of properties at 237 and 0 Chickamauga Ave. This is not an appropriate use of the zoning code. Chickamauga has no sidewalks, no road margins, and two blind hills that exit towards Bruhin/North Central Street. The area surrounding this lot is zoned RN-2 for single family homes, except for the sideways entry styled apartments that were built in the late 1990s at 251 Chickamauga. Those apartments do not face the street and do not fit in with the other housing in the area.

Combining 2 or 3 small lots should not create an area for medium density if it *does not* fit the neighborhood plan. But combining these lots *does* meet the minimum square footage of 22,000 square feet for RN-4 zoning. Without the lot at "0" Chickamauga, the rezoning, which *does not* meet neighborhood standards **does not** work. This also brings into play the maximum height, which is 45 feet, or over 4 stories, which certainly does not fit with the area, even the 35-foot limit is inappropriate.

Since the property at 251 Chickamauga was developed into apartments in the late 1990s, the 200 block of Chickamauga has lost 3 historic era houses. Per KGIS historical maps, there was a Craftsman house at 205, as well as Victorians at 215 and 221 Chickamauga. Will the folk Victorian residence at 237 be demolished also?

The neighborhood requested and received an Infill Housing overlay in 2007. This has stabilized our housing stock, but does not discourage demolition. Neighbors met repeatedly during Recode and requested that our existing areas be zoned RN-2 to prevent unnecessary demolition of affordable small lot single family homes. The initial push with Recode would have zoned nearly the entire neighborhood of Oakwood Lincoln-Park as RN-4 since most houses were within 4 blocks of two bus routes. Neighbors rejected this and Recode supported it.

While it may be appropriate to zone some areas within the 100 block of North Central Street as RN-3 or RN-4, it is not good policy to zone properties deeper into the neighborhood this way. Particularly when there is no infrastructure such as sidewalks to create a safe way to bus service or minor/major road arteries. If you drive a couple blocks further on Chickamauga to the 400 block, you can view the historic houses that remain.

This area could be developed with a smaller foot print, possibly several single-family homes or several town-houses. A zoning change to RN-3 would be a more appropriate transition. The prior/current zoning at 251 Chickamauga is **a mistake, not a precedent**. The mistake is trying to fit a small lot apartment into the new zoning code. It does not make sense that 251 Chickamauga is on a small lot and zoned RN-5, but the lots next door could be rezoned RN-4 with a higher maximum height and maximum square footage "to transition" to RN-2. Please do not add insult to injury in this situation, and deny the rezoning request.

Thank you for your attention,

Deborah Thomas,
Former President, Oakwood Lincoln-Park Neighborhood Association (during Recode)
Oakwood resident for 27 years