

May 6, 2021

Heather Richards
Planning Director
Community Development Center
231 NE Fifth Street
McMinnville, OR 97128



re' Argument in opposition to VR 1-21 and Parcel # 2 of
Minor Partition (MP 6-20)—835 SW Hilary St.,

Dear Ms. Richards,

I have lived in McMinnville for nearly 48 years. My husband Bernt A.Hansen (he was a McM Planning Commissioner several years ago, and is now deceased) and I have owned the house where I live (1110 SW Tall Oaks Drive, McM) for over 20 years. My house is directly in front of the proposed building site referenced above, and I AM NOT HAPPY about that !

I am writing to strongly protest the City's recent decision to award the variance to the Allens. We neighbors were originally invited to submit comments about the application prior to the(Zoom) Planning Commission public hearing scheduled for May 20, 2021. Also, you received the petition objecting to this variance, signed by neighbors in this Tall Oaks Drive area. **It was most upsetting to us that the Planning Department made the decision to approved the variance without first proceeding with the scheduled hearing.**

I am requesting that this letter of objection be filed with the petition and the other letters of objection that you have received re' this matter.

My main areas of concern are:

- My house is directly in front of the proposed building site , including a driveway which is proposed to be directly behind my back fence. So, I would be the home owner most affected by this building and road.
- The plot is entirely too close to the flood plain; the land just on the far side of the proposed plot slopes sharply down into the Cozine.
- The beautiful forest canopy, including several very large, old Oak trees, would be destroyed. The beautiful, peaceful, and quiet environment that I've enjoyed for years, as I sat on my back patio or worked in my garden beds, would be gone. Instead, I would be looking at a building and driveway , hearing vehicles go back and forth, hearing people talking , where before I could look at the trees , the birds, the deer. My

back fence is a four foot chain link one, which would allow all the sights and sounds of the new neighbors into my property. It would be awful !

- **It would be a tragedy to cut those trees !!** Some are within the 33 foot natural Public right of way. Therefore, why would the Allens be allowed to cut them down? Has anyone from your department come out to look at the current wooded area ? *They would be welcome to come to my back yard and look.*
- The narrow road into the property, even if widened, would not accommodate emergency vehicle mobility, were that needed.
- Property values for me and my neighbors would be detrimentally affected!

Sincerely,

Carole Hansen

Carole Hansen
1110 SW Tall Oaks Drive
McMinnville, OR. 97128