

## Alison Banks

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**From:** PHOEBE DAVIS [adwriter2@verizon.net]  
**Sent:** Monday, May 16, 2016 11:09 AM  
**To:** Alison Banks  
**Subject:** Fw: 632 & 634 Collicello Street, Harrisonburg

On Sunday, May 8, 2016 12:58 AM, PHOEBE DAVIS <adwriter2@verizon.net> wrote:

Dear Ms Banks,

This email is reference to the concerns I have to the request for variance for the 2 aforesaid pieces of property. Being the next door neighbor of 634 Collicello the following is a list of my concerns.

- 1) Having no street frontage.
- 2) Enough room for the Fire or Rescue trucks to get between the two existing houses, plus enough room for a turn around of said vehicles to exit property.
- 3) Enough room for Delivery vehicles to get between the two existing houses, plus room for them to turn around to exit property.
- 4) There would be no curb side garbage pick up, thus the occupants would have to carry their garbage to the Street. With heavy snow on the ground I see that as a problem. We already have groundhogs and other vermin running wild in the neighborhood, so if these new properties don't dispose of their garbage properly the vermin will only get worse.
- 5) Confusion with mail or package delivery. What would their address be since they wouldn't front on Collicello Street?
- 6) Question as to who's responsibility it would be to remove snow from the driveway and parking lot of these said properties and where would they put it if they are allowed to exist? These two new properties would be small and would be a factor since I'm a neighbor with myhouse & garage being so close to property line.

Like all rental property, you'll get good renters and bad renters and since I've owned my home for 16 years (and been surrounded with renters during that time), I can tell you I've seen it all. Currently the back portion of these two properties is OVER GROWN, at some point small trees have been cut down from somewhere and are piled next to the alley in the back. There are some very tall black walnut trees on the original property that might have to get cut down in order to make room for 2 new houses on the back portion of these properties. A telephone pole would have to be installed to carry electrical, telephone and cable lines. There is a gas line running somewhere near the two existing houses that might have to be moved or more protected from heavy vehicles running over them.

God forbid, but if there should ever be an emergency back there and a large vehicle or cars block the way for the rescue to get in, doubt it would be possible.

Lastly, the owner of the two current houses leaves the outside landscape upkeep to the renters, which leaves a lot to be desired. Over the years, I've had a problem of people blocking my driveway, which is the only way I have to exit my property, thus I have to call the police and have them towed, which doesn't make for friendly neighbors. I've had to do this once under the current owner and I don't think it will be the last if he is allowed to build two more houses on the back portion of these two addresses.

Sincerely,

Phoebe Davis  
640 Collicello Street  
Harrisonburg, Virginia 22802

540-433-1468