



Specialty Wood Products



50X166.5 Ft Lot. 8325 Sq ft.
 4 Plex at R 2000 F/S.
 5 Plex at R 2000 Need 9,800 Sq ft. 90%
 West Side Next Door. 4 Plex Roof almost on Property Line
 Both 4 Plexes. Brought Value down to West side units
 Will Property Value be Brought down on East side units.
 Values are lowered due to Morning Evening Sun - also
 5 Plex Windows Looking into Backyard. - Houses,
 R 2000 - Lot size at 8325 Not big enough.

[Handwritten Signature]
 4-25-24

☎ 834-4646 not before 10

Clackamas - (503) 650-9663
 Medford - (541) 779-7717
 Tumwater - (360) 352-9669

Cloverdale - (707) 433-3313
 Post Falls - (208) 586-9701

Re: ACGC Five Unit Multi Family Residential Development on W Buhne ST, APN 008-022-028

We have received notification that ACGC is planning another multi family complex on W Buhne ST. The property in question was formerly a single-family Victorian home on a large lot. The home was taken down and the lot subdivided into 3 narrow parcels. ACGC built 2 4-plexes on the first 2 lots. While the apartments are attractive, they were built with only a 5-foot side clearance to the neighboring house. That pre-existing homeowner found a 2-story apartment only 5 feet from his fence and looking down into his living space. He promptly sold the house and moved elsewhere. Now the same thing is being proposed.

ACGC wants to put a 5 plex on this narrow lot with only a 5-foot setback to the fence. If you look at the map, there is a single family, Victorian era house very close to the fence at 709 W Buhne ST. This new 5-plex will sit directly west of the existing home and block ALL western light from the house. The entire property will be in shade all afternoon and evening. This is not a small thing. We aren't talking about losing an hour of daily light. The entire property will be shaded by a 2 story building only 5 feet from the fence. Most of us know that Victorian era homes require robust light to avoid damp and mildew. How is a 5-foot setback even legal?

To approve this development, the Design Review Committee must find that:

"The proposed development will not be detrimental to public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity."

Clearly this 5-plex design does not meet those criteria. The project as proposed will significantly impact the neighbor at 709 W Buhne. It isn't acceptable to block the light to that extent. The home will be dark; solar gain will be lost.

However, there are modifications that might make the project less problematic. The proposed building height could be lowered to single story.

Or the entire building could be flipped so that it backs up to the adjacent 4-plex, creating a greater buffer between the apartments and the single-family house. If the driveway ran along the fence line next to 709 W Buhne, then it would add 20 feet to the setback, possibly more.

We are not opposed to housing. But the builder must work with the neighbors. The City of Eureka has a responsibility to ensure that these plans work for everyone affected. Please do not approve these plans as listed. And please, revisit these setbacks!

Thank you

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Figure 2: Site Map

