

ADDENDUM TO:

Narrative on history of Retaining Wall between 15 W. Baker and 642 Hall Avenue, 55107.

File #14-200944

The following is an addendum to Tom and Mary Murphy's narrative regarding the above named correction notice. Our appeal hearing is scheduled for Tuesday, June 2, 2014.

After reading the "Zoning Regulations for Residential Uses Garage, Shed, Accessory Structures and Parking Spaces, sec.63.501.- Accessory buildings and uses", it has come to our attention that our neighbor, Roger Hodge, at 642 Hall Avenue, also included in the Correction Notice, has violated city regulations in the following ways:

1. Mr. Hodge has not allowed for the required 3-foot setback from our property line for his structure. According to our measurements, his set-back is only 18 inches on this, his rear property line. [sec.63.501. part (c)] This is a major factor in the stress on and eventual failure of the wall. Not just how large the building and slab is, but that it is 18 inches closer than it should be to the property line, and to the wall.
2. Mr. Hodge's negligence in not having adequate drainage of the runoff from his structure has caused the wall between our properties to collapse, causing damage to our property and a dangerous condition to exist, in that the collapse of the wall and fence could have caused bodily injury (and still could) and the soundness of his garage, now that the wall has collapsed, is in question and presents further danger of bodily harm and property damage.
3. Because of the extreme height of Mr. Hodge's structure, we no longer get adequate sunlight. We were able to view a sunset and have a view from the rear porch of our house and from our yard prior to the structure being built. Mr. Hodge's structure exceeds the maximum height restriction of 15 feet. [sec.63.501. part (c)]

Mary L Murphy
Thomas H. Murphy