

Email Responses from Neighbors after Posting 1127 E. Alpine for Appeals Hearing

Mr. Lee,

I would like to voice my strong opposition to the appeal by Mr. Harmsen to continue to rent his house at 1127 E Alpine as a duplex. We live at 1123 E Alpine and the status of 1127 has been a constant concern since it was sold back to Mr. Harmsen. Everyone on Alpine Place and Gilmer Park consider this neighborhood to be an historic treasure. Anything like the utilization of a property as a duplex, which so conflicts with the community of houses around it, must not be permitted. It is especially a problem when the owner of the property does not live at the residence; there is no one to address the many problems this creates.

Not only does it have the potential to effect our property values, but our quality of life as well. Our street and circle are so narrow that parking is at a premium; 1127 has off street parking in back for two vehicles which are both taken up by the upstairs tenant. The downstairs tenant parks another two vehicles in the circle making it impossible to empty trash cans, plow snow, turn a car around, or park any other guests and visitors. A couple of years ago, Mr. Brown, at 1125 E. Alpine was trapped in his drive way for several days because the snow plows could not get up the circle with all the cars.

Additionally, there is no precedent that can be cited to allow this type of use; the neighborhood consists entirely of single family residences, this home in question has never been brought up to code for use as a duplex, and it certainly does not meet the new city requirements for approval of a duplex. Unfortunately, I will not be able to attend the public hearing on February 4th, my daughter has a recital that I don't want to miss, but if you tell me that the only way to have my voice heard is to be present, then I will miss the recital. Please confirm that this email and my opinions as stated will be considered as part of the public comments.

Thanks for your consideration.

Travis Vought

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My husband and I live at 1119 E Alpine Place, and we strongly support all that Travis Vought has expressed. Mr. Harmsden has not lived in his house for many years, and his house has been a constant source of neighborhood problems. Changing its status to a duplex affects all of us who live on this circle detrimentally, which Mr. Harmsden does not seem to care about. If we must be present at the meeting to express our opposition, either myself or my husband will be present at the meeting.

Susan Wolfe
Sent from my iPad

Dear Mr. Lee:

My name is H. Mack Brown; I have been a resident and next door neighbor of Mr. Harmsen's property since 1972. Unfortunately I will be out of town during the hearing on the matter of his

apartment, but fully support the points that have been registered by my other neighbors who live on the Alpine Place circle. This apartment/duplex has been a perpetual headache for residents of the circle ever since Mr. Harmsen converted the basement of the house to an apartment and began renting it out. He also rents out the upstairs area of the house having not lived there himself for many years now. I objected to the apartment when he was first making the conversion since I realized that it would cause serious congestion on the circle since he provided no parking for additional vehicles. The parking for the home is behind the home and is accessed off of Gilmer Dr. When Mr. Harmsen made the conversion he provided only one access by digging out a well to the foundation and installing a doorway with Alpine Place as the only access I felt this did not comply with code because of potential fire hazard but was met with rebuke after bringing it up with him.

Since Mr. Harmsen provides access only to the front of the house and no parking in the back of the house, renters of the apartment are forced to use Alpine Place as a parking lot which is a terrible inconvenience for garbage pick up and snow removal in the snowy months. Also, for us that have garage access on Alpine Pl, we often find our driveways blocked off by the renters cars and are often forced to hire private snow removal since the city trucks cannot maneuver the parked cars on the circle. In short all of Mr. Harmsens neighbors pay for his intransigence and it is about time for a constructive change. Namely that the property should be considered a single family residence which preserves the historical nature of the neighborhood; it should not resemble the blight of a used car lot. If Mr. Harmsen feels that his rights are somehow being trampled upon, I would suggest that he take the rights of his neighbors into consideration.

Sincerely, H. Mack (Bud) Brown