

F-3
Late Info

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AUG 25 2015

CARSON CITY
PLANNING DIVISION

Dear Planning Commission,

Reference: SUP-15-065

Having reviewed the above application and being the adjacent resident on Ivy Street, I am writing to object strongly to the proposal on the following grounds:

1. Increased Noise

Ivy Street is a quiet community with many retired persons at home during school hours. Currently, noise from the playground and sports courts is somewhat blocked by existing church buildings. Relocating the current playground and sports courts into an open field will cause the sound to travel farther and affect more residents. After hours use of the playground has also been observed continuing into the late evenings.

2. Neighborhood Compatibility

The proposed project will not blend seamlessly with the established area as recommended in the Carson City Master Plan. The addition of the proposed 6' high fence and sports courts at the termination of Ivy Street will have an adverse effect on the current aesthetics of the neighborhood. Not only will Ivy Street dead end into a basketball court, the court and fence will also block the front of the existing Parsonage, a house located at 1840 Ivy Street. The proposed sports courts will be only 37' from the end of the asphalt and will appear to be a part of the street itself.



Proposed location of 6' fence and sports courts

3. **Storm Water**

Ivy Street is bordered by curb and gutter on both sides of the road and lacks storm drains. All collected storm water on Ivy Street, from the intersection of Ivy and Mountain Streets to the termination of Ivy Street, is channelled to the proposed sports courts location. Currently all water pools in that location until it seeps into the native ground. Water must reach very high levels before it begins to enter the detention basin on the South East side of the Bethlehem Lutheran property. The proposed sports courts will create more impervious surfaces in this area and cause more storm water to collect on Ivy Street.



Photo taken 5/21/15



Photo taken 5/21/15

4. **Privacy**

Relocation of the existing playground to the north east section of the church property will place 10' high playground structures within feet of residents' existing 6' high privacy fences. With nothing in the vicinity to obstruct view, any person on the playground structures could see into neighboring residences' yards and open windows.

5. **Increased Traffic**

During school drop off and pick up times Mountain Street becomes heavily congested with vehicle and pedestrian traffic moving in all directions. Seemingly because of this congestion, parents of Bethlehem Lutheran School children park along Ivy Street and wait for their children to exit from the rear of the school.

According to the school, parents are not permitted to pick up their children in this manner; however, this is a trend that has grown in the recent years. With the addition of an estimated 24 more cars per day, this problem is poised to grow and cause even more congestion, not only on Mountain Street but on Ivy Street as well.

On a personal note, as young homeowners my wife and I are excited to actually have equity in our home - equity we don't want to see be diminished by this proposal. We love our quiet neighborhood and we don't want that to change. We deal with the storm water drainage issue, and don't want it to get any worse. The open field next to our

home was a major factor in our decision to purchase the property. We wouldn't have made that same choice had this proposal been made prior.

Thank you for your consideration,

Jared & Katie Feser
1853 Ivy Street
Carson City, NV 89703
(775) 883-6199

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AUG 26 2015

CARSON CITY
PLANNING DIVISION

F-3

Late Info

Regarding Public Hearing Matter/ File No. SUP-15-065

8/25/15

My name is Barbara Nicholas, the owner of the home located at 601 Ivy Street in Carson City, which is adjacent to the Bethlehem School Property. I was out of town and just opened the notice of hearing with the changes Bethlehem Church is proposing. I therefore apologize for this 11th hour email.

However, it is vitally important for you to know my concerns about this plan. I am a retired RN who chose a home in a quiet neighborhood, as I have medical issues and this was very important to me. In fact, I looked at another home that was far less expensive, but backed up to Carson City Middle School's basketball court, so I determined it will be detrimental to my needs.

When I went to see my present home, I naturally could see that Bethlehem Church and its school was also close, but the only part of the school that impacted my home was a childrens' play area that is located in back of my backyard area, which is enclosed. The seller assured me that you could not hear the kids playing in the house itself and that the children were only out at periodic times during the day, M-F and the school was closed during the summer, which turned out to be only partially the case.

Additionally, before I purchased the home, I actually went to the City Offices to check and see if there were any plans to open "No Outlet" Ivy Street to any through traffic. I was advised that the street has "been closed for at least 20 years and there were no plans to open it."

Since I moved in on August 8th, 2014, the situation is that there are kids playing on the structures in the evenings in the summer and on weekends, which I have not objected to, even though it was not what I had been told. I can hear the kids' group activities, which again I don't object to but have tolerated. I am a former pediatric and adolescent nurse and happen to love children, so I assure you that I am not a difficult old lady who was not prepared for the sound of kids voices at times.

However, what I was not prepared for was having cars pick up and deliver kids to school every day. So having cars parking on the street twice a day where I often spend what I thought would be a peaceful yard area I could enjoy has turned out not to be the case. Again, although I heard this was NOT allowed by the school, I again did not make any complaints to the Church or the City.

This proposal would completely change the quiet of this neighborhood. Not only would the traffic issue be a major factor, but having a "sports court" right at the end of my street would alter the neighborhood completely, certainly my home and others closest to the proposed area.

The daytime noise from the sports court would be disruptive, right outside from my home and yard, throughout the day. The nature of adolescents would be to utilize the court at all hours of daylight and as much of the night as possible, as we all know that a sports court is a fun place for kids to congregate. The streetlight presently illuminates the proposed area to some degree.

I purchased this house ONE year ago for very specific reasons and to have this happen would be both a lifestyle and financially damaging event for me, as I would have to move. As expected, I would have no chance of selling the home for what I paid for it or to recoup the many improvements I have made, or even finding a buyer who would knowingly purchase a home literally right next to a sports court.

I respectfully present this letter to you with supporting pictures to illustrate my impassioned position on this proposal and the disregard for the many other Carson City's residents it would affect.





Sincerely,

Barbara Nicholas

601 Ivy Street,

Carson City, NV 89703