

TOWN OF CHARLOTTE

ZONING BOARD OF ADJUSTMENT

Re: Decision on Conditional Use Review of 529 Church Hill Road

Reconsideration of VI DECISION, # 4 screening

RECEIVED
NOV 12 2015
CHARLOTTE
PLANNING & ZONING

I am sorry to have to come back to you but the decision to create natural screening by planting 10 foot tall coniferous trees along Church Hill Road will result in an unintended negative consequence for me.

Historically, this parcel was part of Alexander's Lakeview Vineyards and , though I have no pictorial evidence, was probably kept open to provide sunlight for the grapes.

When my first husband Peter Coleman (deceased) and I purchased the property from John and Linda Potter in July, 1969, there was no screening on Church Hill Road because they lived close to the road. The two curb cuts on Church Hill Road located to the east of my driveway are the remnants of their semi circular driveway and their Elcar trailer with attachment was right beside the driveway. We kept the road side open while we rented the trailer and did not receive any comments about the trailer being visible from the road. It wasn't until we sold the trailer that nature took over and scrub growth began to "screen" what had been open.

Approximately five years ago, my son, Christopher Coleman and his friends began the process of opening the site once again as it had been. When they were finished, the land was open ; the scrub and sumac was gone; grass began to sprout once again; and I received many compliments from both neighbors and people who passed by on how nice it looked being open.

If it has been open and not screened, why reverse what has always been? Additionally, no other property along Church Hill Road has been (in the past forty years) nor is totally screened from the road by coniferous trees.

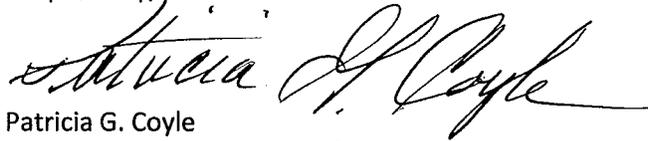
Then, there is the decision of type and height of screening. I did some research on coniferous plantings of at least 10 feet tall. I called some of our local nurseries and discovered that, depending upon the type of conifer, we are talking about a planted per tree cost of between \$500 to \$900. Planting a screen of only ten trees along Church Hill Road could thereby result in an exorbitant cost of \$5000 to \$9000. Make the screen twenty trees and we're looking at between \$10,000 and \$18,000! (double those figures to provide for replacement costs). I can't afford that. And to put it in perspective, that could be the cost of drilling a well for the accessory dwelling. I truly do not believe you had anticipated this consequence when stating 10 foot tall coniferous trees.

Therefore, I humbly ask you to reconsider the screening issue. If there historically has not been a screen, why create one ?

If, however, you will not change your position on the issue of a need for screening, then please let us work together in a common sense , fiscally feasible approach to a solution. Step one would be to wait until the accessory dwelling , including its plantings, has been finished. At that point, step two, walk and or ride past the site to assess the need for screening versus open land Step three, if screening is deemed necessary, then let the landowner decide what coniferous plantings they can afford. I would work with a nursery and together we would ascertain the best species for the site, based on soil , drainage, disease resistance, etc. Finally, a planting plan would result in which the owner plants conifers of a height that they can afford with the proviso that the height of the conifer at maturity will be a minimum of ten feet. And finally, no time line for the plantings...it will be done on the owner's fiscally feasible time line.

Thank you for your consideration of this appeal.

Respectfully,

A handwritten signature in cursive script, appearing to read "Patricia G. Coyle". The signature is written in black ink and is positioned above the printed name.

Patricia G. Coyle

November 11, 2015