

## Comments on November 9, 2017 Planning Commission agenda items, received through November 3

### Item 5, Elder Place Subdivision Resub of Lot 1

**From:** eyemd@comcast.net [mailto:eyemd@comcast.net]  
**Sent:** Saturday, October 21, 2017 6:30 AM  
**To:** Planning Commissioners  
**Cc:** Planning Staff  
**Subject:** 3800 estes

to whom it may concern,

as a next door neighbor to the proposed project at 3800 estes road, we oppose the development of a duplex as an addition to the existing home. renovation of the existing home, and building of a single family home that fits the neighborhood of estes glen would be acceptable.

sincerely,

Ira Shivitz

Kelly Harwood

**From:** M Glin [[mailto:m\\_glinkowski@hotmail.com](mailto:m_glinkowski@hotmail.com)]

**Sent:** Friday, October 27, 2017 6:14 PM

**To:** Planning Commissioners; Planning Staff

**Subject:** CASE 2017S-225-001

Please find the attached letter for the above case.

**(attachment follows)**

To: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)  
[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

**RE: Case 2017S-225-001**

Date: 10/30/2017

This letter addresses the concerns that some of the neighbors of the 3800 ESTES RD. have with the request of Stefan Baskin et al. to allow a duplex on his property. We are **strongly against** this request and need to point out the following:

1. We are members of the Elder Place HOA and as members we need to clarify that Mr. Brince Wilford's support statement made to the City on 10/16/2017 does not reflect the HOA position on this case. We respect Mr. Wilford's statement as an individual member of the community and neighbor. However, our community is divided on the subject.
2. Some of the Elder Place neighbors are affected by this duplex request more than others. As one of the closest neighbors directly facing the back side of the 3800 Estes Rd we are concerned that the second unit will negatively affect the values of our property, traffic directly opposite to our driveway and other deteriorating aspects. Mr. Wilford's property is least affected by the duplex request as it is the farthest from the property under question. His property is isolated by three other properties between his and 3800 Estes. Please see the attached map on the next page.
3. Mr. Stefan Baskin made several promises regarding what he is planning to do with the potential duplex development and made statements that he would join ELDER PI. HOA to comply and follow our existing bylaws in order to gain our acceptance to his project. However, when asked about details of what he is planning to build (architecture, positioning of the duplex on the property, driveways, etc.) and how the property might look like, he stated he did not even start thinking about it. We proposed that he join ELDER PI HOA now and that we would welcome him as the member and be more than happy to work with him before he starts developing his property. We would then work with our architectural committee to jointly agree on the architecture and layout of his project. He refused.

4. Our neighborhood was developed over 10 years ago and all of the homes/lots (including the lot he is requesting the hearing) are part of the Elder Place Subdivision. 3800 Estes is not a lot next to our subdivision. This is a lot in our subdivision and a duplex would be completely different than all the other properties by governance, potential for rentals, no ownership of the land, etc. If we knew that a third party could take over a 3800 Estes lot without Elder HOA approval and turn that into a condo or duplex lot it would likely change our decision to purchase our residence. Our home (4111 Elder Place) is the largest and the most expensive home in the Elder neighborhood and the duplex/condo type of development would negatively impact the value of our life investment. The 3800 Estes lot is in the middle of single family homes with lots being integral part of the individual ownership and the entrance to our neighborhood/street. It would be completely out of character with the surrounding neighborhood as well as our street.
  
5. Elder Place Subdivision is a seven lot, seven house, beautiful community that was approved as one subdivision. How can anyone come in, years later, and change one lot on that subdivision to a duplex so they can make a profit at the expense of the existing homeowners.

Once a decision is made to allow this, there is no going back, and our street is changed forever. We are pleading with you to not allow this to happen and allow us to maintain the neighborhood we invested in. Thank you for your consideration. Please deny the request to make this a duplex property. Approval would cause unnecessary and irreparable harm to many residents.

Respectfully,

Dr. Michael Glinkowski and Kathy Glinkowski  
Owners - 4111 Elder Place  
Nashville, TN 37215  
Work/cell: 615-984-8192  
[mglinkow@gmail.com](mailto:mglinkow@gmail.com)



## Item 9, Street Rename

From: Amy Reed [<mailto:reedvols3@gmail.com>]  
Sent: Thursday, October 12, 2017 4:56 PM  
To: Rust, Jason (Planning)  
Subject: Proposed Name Change "Old Due West Ave"

Hi Jason,

We are property owners / residents of 800 Old Due West Ave, Madison Tn. 37115. We are writing in response to the letter we received with regards to changing the name of our street. We understand the importance of not having any 911 confusion, but we just want to have a voice as a property owner and supporter of Nashville.

We are in opposition to this name change. Where does this name come from, Bashaw? The bulk of this property at one time was owned by the Almand Family. Why would that not be a consideration? If this must happen, why, since there are few property owners' on Old Due West Ave, not given any consideration to picking a new name?

We already are a litter dumping ground, due to people constantly cutting through via the hospital. Our street is not even given or monitored by "Do Not Litter, Fines Enforced" Signs from Metro government. The street also does not receive adequate street lighting for the amount of cut through traffic that it receives and the visibility due to the field across from 800 Old Due West is rarely kept cut, which also serves as dangerous conditions.

With that being said, as property owners and tax paying citizens, it would be nice to be involved and have a voice in our street name being changed.

Thank you for your time and your help,

James and Amy Reed  
615-948-2037

## Items 25a/b/c, STRPs

To All Concerned:

The forwarded email has spurred many questions worthy of research as follows.

RESEARCH QUESTION 1: What entity truly controls zoning: Council or Planning Commission?

RESEARCH QUESTION 2: When does adverse possession of property change zoning from residential to commercial hotel zoning based on open/notorious/etc. use and/or practices?

RESEARCH QUESTION 3: How many STRPs are allowed in a residential zoned community city block?

RESEARCH QUESTION 4: What is the role of the Codes Department in re permits issuance and property monitoring?

RESEARCH QUESTIONS 5: Are sanctions too low for violators of STRP permits affording callous disregard for guidelines established to protect community resident homeowners?

Lisa A. Spells, Consultant

**L.A.S. THERAPY NETWORK II**

***Political Consulting and Legal Issues Management Services***

611 North Fifth Street

Nashville, TN 37207-5812

615/226-1265 Phone

**Mediation and Notary Services Available**

**Have a blessed day!**

**Disclaimer: L.A.S. Therapy Network II and/or representatives/consultants are not attorneys barred in Tennessee nor by any state in the United States. Legal education and national/international work experience are available upon request.**

Please note: forwarded message attached

Received: from [74.179.25.38] by webmail03.dca.unttd.com with HTTP:

Fri, 27 Oct 2017 13:09:40 GMT

X-Originating-IP: [74.179.25.38]

Mime-Version: 1.0

From: "L.A.S. THERAPY NETWORK II - POLITICAL" <[las.politics@netzero.net](mailto:las.politics@netzero.net)>

Full-Name: "L.A.S. THERAPY NETWORK II - POLITICAL" <[las.politics@netzero.net](mailto:las.politics@netzero.net)>

Date: Fri, 27 Oct 2017 13:09:40 GMT

To: [Burkley.Allen@nashville.gov](mailto:Burkley.Allen@nashville.gov)

Cc: [councilmembers@nashville.gov](mailto:councilmembers@nashville.gov),

[mayor@nashville.gov](mailto:mayor@nashville.gov),

[scott.davis@nashville.gov](mailto:scott.davis@nashville.gov)

Subject: Re: FW: ILLEGAL AIR BNB RENTALS IN DISTRICT 5

X-Mailer: EOW2\_A2

Message-Id: <[20171027.080940.15398.0@webmail03.dca.unttd.com](mailto:20171027.080940.15398.0@webmail03.dca.unttd.com)>

Content-Type: multipart/alternative;boundary="-- \_\_JWM\_\_J3598587f.2e49f21fS.47c3186eM"