

Exhibit J

Clare Kurth

From: D Lepore <onemorelepore@gmail.com>
Sent: Monday, May 27, 2024 1:40 PM
To: Planning Department; D Lepore
Subject: PPC 24 16EAP 01-Request for Extension of Residential Use at Laurel & 7th - Castleman
Attachments: 20240527_093120.jpg; 20240527_093107.jpg; 20240527_101631.jpg

Florence Planning Commission members:

Our position has not changed since the comments made before in the email below sent on November 6, 2023. We have noted several of our key points and requests by highlighting them below. We would like to call close attention to the three concerns and solutions addressed in the bullet points in Bold below in both of our emails today.

We are all aware that Bud was a contractor in his career and the materials being stored on this lot are from his previous life. That makes the use of this lot a commercial use; not a residential use.

That being said, do not try to convince us that he intends to use this material for his build. It is a Manufactured Home he plans. He is storing excess contract materials and always has been.

A possible solution to this was offered in bullet 3 below. A **well-bult and maintained privacy fence (not chain link - solid) to surround the lot.** Not ideal but it is something we could live with.

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We are of the opinion that a fence as described would allow him to store his "Stuff" out of sight of the public. I do believe this is possible since there are many, many residences on corners that have fencing that doesn't encroach on the easements. The planning commission would perhaps need to change the zoning on that lot in this scenario?

Florence has always been a nice place to live and to have people visit. It is disappointing to see these conditions month after month so close to our post office, a restaurant, a vacation rental, and long established residents of this neighborhood. We feel this situation should come to an end as soon as possible, Another 6 months is not a reasonable extension given the time that we have already "served".

Please view the pictures attached below the Nov. 6th correspondence. They were taken from our front porch this morning.

Respectfully,

David and Denah Lepore

PO BOX 2369 (PLEASE NOTE MAILING ADDRESS CHANGE)

Florence OR 97439

----- Forwarded message -----

From: **D Lepore** <onemorelepore@gmail.com>

Date: Mon, Nov 6, 2023 at 12:20 PM

Subject: pc-23-19-cup-01-laurel-7th-residential-use-castleman

To: <planningdepartment@ci.florence.or.us>

David & Denah Lepore

[695 Laurel Street](#)

[Florence, OR 97439](#)

RE: Land Use Permit Request: Castleman

We do not have an issue with the requested land use permit by the property owner provided certain stipulations are considered in the decision.

Lot 19, Block 49 of the amended plat of the Chicago Addition to Florence has previously *been zoned for two residential units - one on Parcel 1 and one on Parcel 2.* To our knowledge the RV presently sitting on Parcel 2 (or other RVs that have been allowed to park for extended periods in the past) was never approved by a land use request at all. Neither was the use of Parcel 1 *for the "temporary" long term storage of miscellaneous building supplies.* Is this not considered a commercial application of the land? It seems the city code enforcement makes arbitrary decisions outside the purpose of the current land use permits on record.

We feel a clear definition of "temporary" use needs to be clarified. "Temporary" storage of this material has stretched into months. Temporary to us should have a time limit. We would propose that 30 to 60 days is temporary and any time surpassing that should result in code violation. I believe the present city code has that as part of it's text.

So these are our concerns going forward:

1. **We would like to see a firm date set for the removal of the construction materials which are an eyesore and breeding ground for rodents. (and weeds)**
2. **We would like to see a time limit set for how long the RV remains on Parcel 1 after the completion of the single-family residence on Parcel 2**
3. **If Parcel 1 is to be used now or in the future for commercial reasons, we would like to have a well-built and maintained privacy fence (not chain link but solid) to surround the lot.**

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We and other home owners in this neighborhood are not opposed to new homes being built in this neighborhood. We do, however, want to see our homes and property maintain their value. We have been patient in waiting for this parcel of land to meet those minimum conditions. I know the landowner feels this land is valuable as is clear for his asking price for the lots when attempting to sell them. We only ask that the value of what we all work so hard to own and keep up be reflected in everything that is happening in our neighborhood.

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ALUMASCAPE 96631





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