

From: licitrajr@juno.com
To: [Alex Eidam](#)
Subject: River View Subdivision
Date: Monday, March 14, 2022 2:49:24 PM

Alex Eidam,

My name is Joseph Licitra. My wife, Ruth, and I live at 2108 River Road. We have lived at this address for close to 20 years and successfully raised our family of 4 children in this area of mixed use and mixed socioeconomic households. I am writing in regards to the development named River View Subdivision.

We realize that Missoula has a housing shortage and a need for good development. So, while we are not against a subdivision being developed down the street, we are very much against the rezoning of the property to allow the developer to build the higher density of 19 units that also require 4 variances to allow these units to fit on this property. The narrower street request as well as the lack of any real turn around at the end of the cul-de-sac is a true safety hazard for the neighborhood as a whole. The difficulty of emergency services to access the new road could allow a potential home fire to burn out of control and spread to other nearby properties more easily. There is real potential to block River Road with fire trucks and emergency vehicles because they cannot access the street (due to cars parked on it or a lack of areas to push back snow) and have to park on River Road to run hoses down the new street to fight any fire adding to the time before a fire can be brought under control and additional chaos on River Road with the emergency vehicles blocking parts of it or all of it.

The smaller set back requirement for these two-story townhouses is a quality of life issue for the surrounding homes and subdivisions. If a local home owner wants to build on their own property, the city requires a 25ft set back. Why then should a developer be given a setback variance just so they can add more homes to the area to make greater profits? Laws and ordinances should be applied equally to all entities. No one wants someone sitting on top of them. It's bad enough that the townhouses are 2 stories in an area of primarily single story homes allowing a real lack of privacy to the surrounding homes. But to make them even closer to the edge of the property just exacerbates the situation.

These variances and rezoning requests are also going to set a new precedence for the area and all other new developments will be happy to cite this subdivision as a reason they should also be able have the same variances. Then all the development in this area becomes the same disappointment that this current development would be, if allowed to move forward with these variances and rezoning.

We request that the rezoning to RT5.4 Residential from RT10 Residential be denied along with the other requested variances. I am sure more homes can be safely added to the development, similar to Carter Ct, but 19 as shown in the preliminary plat is not an acceptable design to keep our area safe and maintain a reasonable quality of life.

Thank you for your consideration.

Respectfully submitted,
Joseph and Ruth Licitra