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Subject: Plan Commission Meeting 7/8/24 Agenda Item 83738 5152 Spring Ct
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Agenda Item 83738

I own the lot at 5156 Spring Ct on the south side of 5152 Spring Ct. I am in favor of the proposed addition, however, there are some details that need attention to maintain the side yard drainage adjacent to my lot. Sometimes these details get missed by builders and owners but are very important for these narrow lakeside lots.

First, the submitted plans show an error in the side yard setback. There is 7 ft between the corner of the garage and the lot line, not 10+ ft.

Second, the design shows inconsistent roof lines for the garage and one version potentially adds more roof runoff to the side yard.

Third, the new longer roof of the addition will more than double (triple?) the roof runoff into the side yard. Currently, a slight swale along the lot line of 5152 adequately accommodates runoff from their driveway to their lakeside yard. The swale and ground elevation in the narrow side yard need to accommodate the additional roof water. The foundation and grade of the new addition must meet the current land surface of the lot otherwise my lot will take on their roof water.

Fourth, there is a new garage door on the south side of the garage and any access ramp must not impede the existing path of runoff from the driveway and new roofline to their lakeside yard. Stormwater generated from the new addition must stay within the 5152 lot.

My attention to these details is heightened with the 5152 plans because I am currently having extensive stormwater runoff into my side yard from the new garage and driveway at 5158 Spring Ct that was approved by the Plan Commission last year. The new ground elevation around their garage is higher making it worse.

I built my house in 2002-03 with adequate swales and extensive rain gardens and preservation of the original ground surface elevation in my narrow side yards to be able to handle all roof runoff generated by my house and garage. It takes a conscious effort to maintain this. Now I am being penalized for it.

All three lots are getting runoff from Spring Ct, newly paved by the City with a slope of the road angled toward our driveways and houses. The City Engineers promised a repaving quickly, but we have yet to see any action on this.

Thank you for your attention to these small but important details.

Faith Fitzpatrick
5156 Spring Ct.