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From: Ira Mark [<mailto:irabmark@aol.com>]

Sent: Tuesday, August 12, 2014 11:21 AM

To: Planning

Subject: Farah Building Health Spa Special Exception Use

Planning Department,

I am the only remaining resident on Trego Circle from when the Farah building was originally built. This building and parking lot are literally in my back yard. There was a great deal of negotiation at that time regarding the site, lighting, ground cover and hours of operation. Previous neighbors and I spent a lot of money in tree plantings and black out shades in our homes. The building has been there now for 17+/- years and Dr. Farah has responded reasonably well to concerns and complaints the neighbors registered over time regarding lighting and trash pick-up. Over this time trees have grown and provide a visual buffer but sound carries very well here since the homes are well above the level of the parking lot.

Hours of operation are a great concern now as it was back then. Vehicles in the parking lot can be heard as if they are an alarm clock. Conversations can be heard as well. Over the years the lot has been at various times a gathering place for runners very early(5:30am+/-) in the morning and skateboarders late at night. This is rather annoying and certainly impacts the residents ability to peaceful enjoyment of their home. Many fitness centers have very long hours. Across Liberty Rd. the Liberty fitness center is open from 5:30am till 10:00pm. I do not endorse any extended hours at the Farah site. We were promised regular business hours would always be followed when the building was built. This should be in the public record. The homes that back up to the site will be negatively impacted with the additional noise and traffic. Lighting has always been an issue both in the building and the parking lot. A larger lot and more lighting will certainly impact the neighbors negatively. I am not fully aware of the hours that the building(s) are open for business but I do know lights are on often quite late. Additional lighting or movement of the parking lot closer to the residences should not be considered. Nowhere in the city notice does it show or state how the lot will be expanded, how many new lights will be added or how many trees or vegetation will be removed.

An issue that has become more prevalent of late is the clearing of the lot of snow and ice. I doubt Farah has been made aware of this by any neighbor. The service used is usually there sometime between 3:30 and 5:00 am. I know timing is difficult when you want the lot ready for business in the morning but a larger lot will only cause this disturbance to last longer. Farah was receptive and made changes to trash pick up that used to occur in the early morning hours. Maybe a change in time could be made when the lot is serviced.

Please take into consideration these issue prior to any decision. A look at the public record from when the building was built should verify the neighbors concerns back then. This brings us back to square one and readdressing issues that were dealt with before.

I do plan on being at the meeting on the 19th and if there is public comment I would appreciate a time slot.

Regards,

Ira Mark
650 Trego Circle
734-668-4083