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and Zoning Committee, Farmington Ave.
ervation Alliance, Broadergroup

To City Planning and Zoning-
RE: Commercial Dumpsters in Front of the Building Line on Kenyon Street

The owners of the commercial property at 550 Farmington Ave. have a new tenant, a dental practice. They should be commended on the parking lot improvements that have accompanied this: some landscaping, new fencing and signage, paving and striping along their back property line. However, they have moved their garbage dumpsters from behind the building to the back corner of their open parking lot, directly next to the sidewalk and in front of the residential building line on Kenyon Street (see attached plan). This should not be permitted.

The problems created include:

- Placing the noise, smells, vermin and associated litter immediately next to the sidewalk and at the front doorstep of residences, approximately 200 feet closer than before,
- Providing a hidden spot for illegal activity adjacent to people walking to and from Farmington Avenue,
- Degrading the potential use of the adjacent residential lot,
- Blocking the site-line, up and down the street for drivers and pedestrians just where a problematic driveway from the site already exists,
- In general placing the most undesirable element of a commercial property at the entrance to its residential neighbors.

Despite the care that has been taken to secure and disguise the dumpsters, the structure will only degrade over time. The truck, or a snowplow will back into the fence, at times the gate will be left unlocked, the dumpster left open, the slats will break or be painted with graffiti, weeds will grow up where the posts have been placed, the front gates will be dislodged and removed, the dumpsters will rust, smell more and litter more.

These and other problems will inevitably occur over the years - with this owner or subsequent ones. In fact, some already have: At least two days last week the gates to the dumpster were left open for several hours, and the gate has already been dented. I watched as someone from the food mart walked all the way to the back of the lot with an armful of trash and struggled to get it in the dumpster. How is that going to work with heavy snowfall in the winter? It will never look as good as it did on the day of installation, and it could well look as bad as the property's former dumpster site, which has been an issue for decades. By then, this inappropriate location will be grandfathered in.

While not even signage is allowed in front of the building line under the city code, this high impact structure has been erected next to the sidewalk. I notice that not even the commercial buildings violate the residential building line. Has the dumpster structure been erected illegally or improperly? If so, is the city taking steps to have the owner move it? If it is a permitted use, what will keep it well screened and in good shape?

The landscaping that ameliorates unsightliness along the back line of the parking lot stops before it gets to the dumpsters.

As owners of homes on Kenyon Street, we spend a great deal of time, effort and money to keep our 100 year old houses as they should be, and to keep this a great place to live. There are already enough battles to fight.

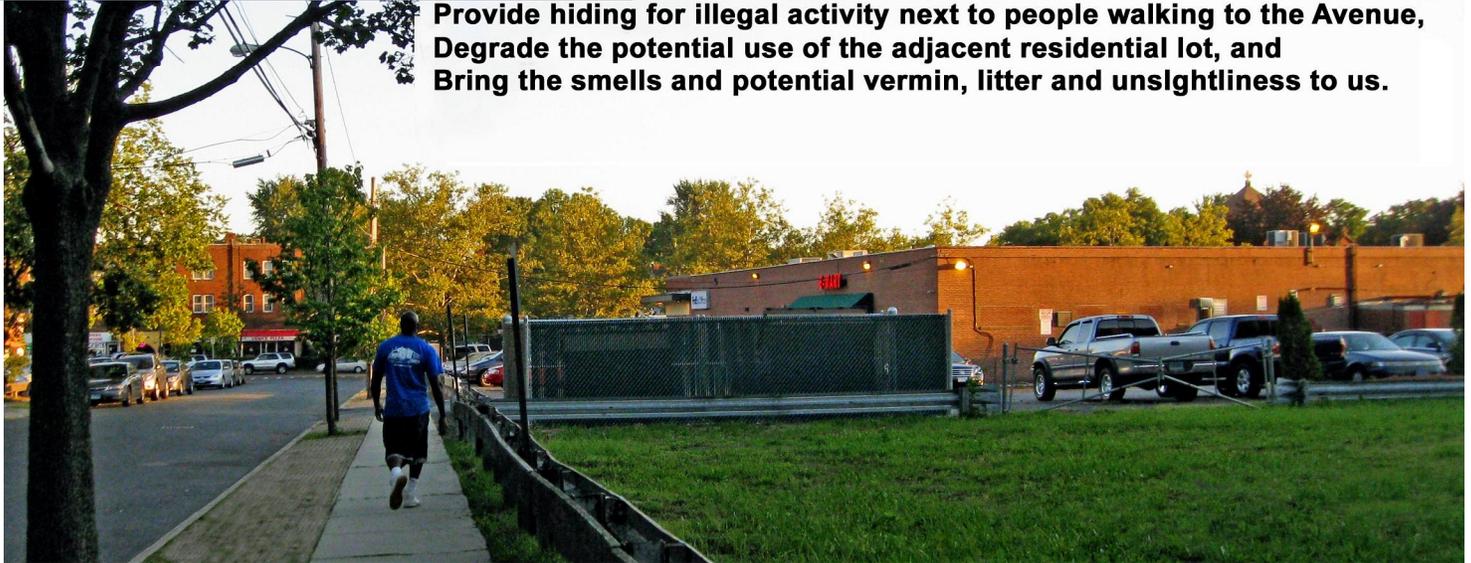
Please don't permit yet another one. I have attached photos illustrating these and other issues.

I look forward to hearing from you,

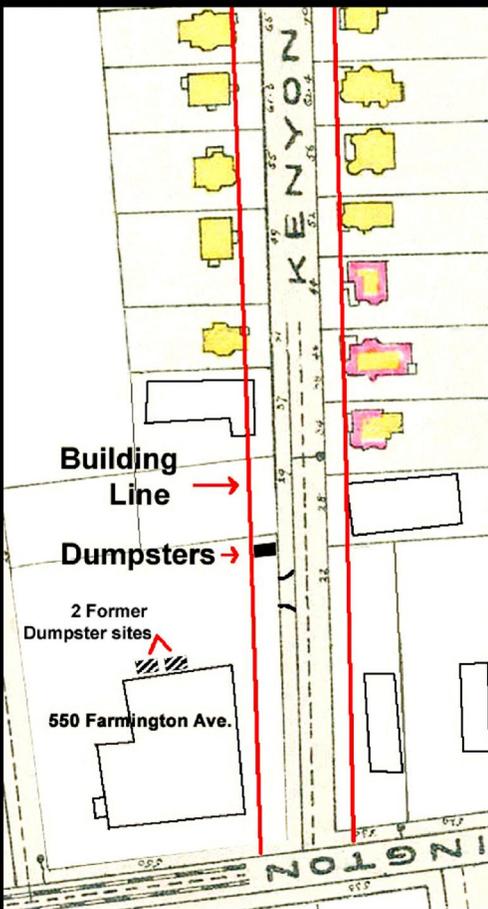
Carolyn West

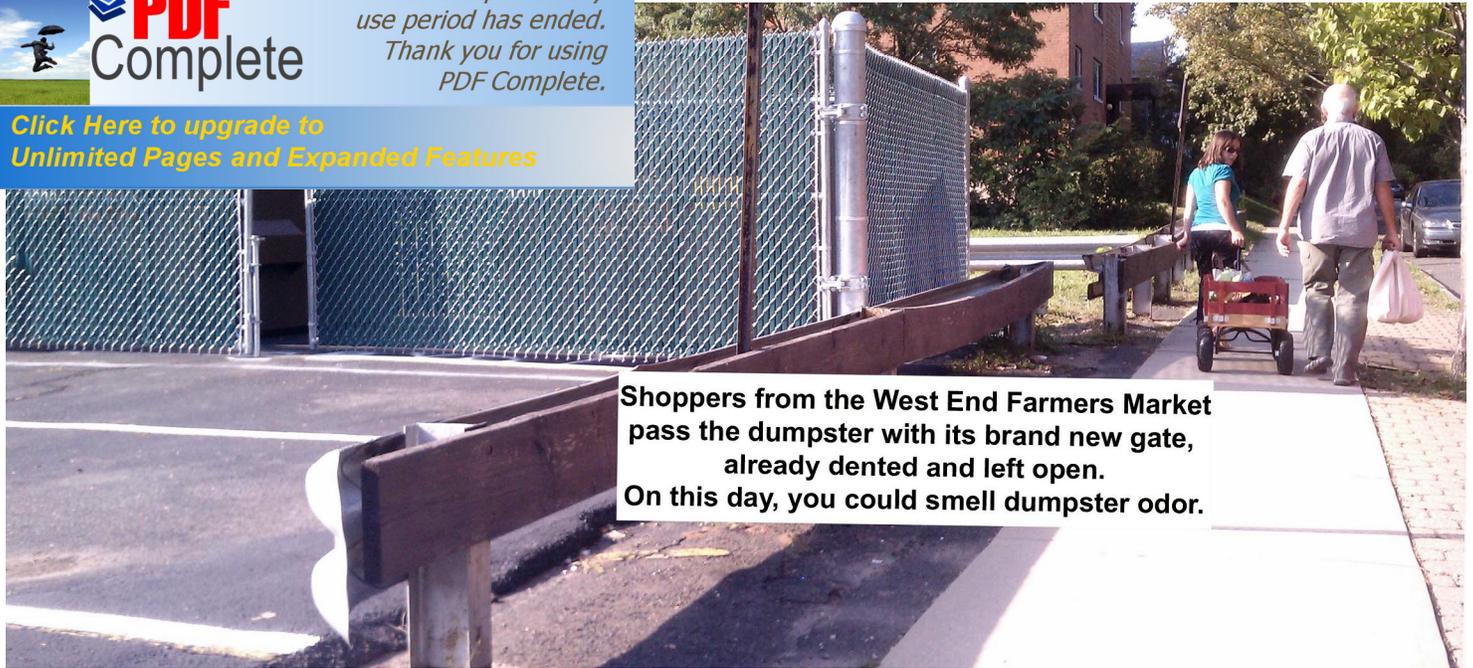
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are moved 100' closer to residences and pedestrians.
pedestrian and vehicle sight-lines to the driveway,
Provide hiding for illegal activity next to people walking to the Avenue,
Degrade the potential use of the adjacent residential lot, and
Bring the smells and potential vermin, litter and unsightliness to us.



Dumpsters on Kenyon St.
in front of the building line.





Shoppers from the West End Farmers Market pass the dumpster with its brand new gate, already dented and left open. On this day, you could smell dumpster odor.



This is the view passing motorists and pedestrians see. The line of newly added landscaping stops before it gets to the dumpsters.



Two former dumpster sites: One with new fencing, protected by cement columns, and the other with a cement pad occupied by a temporary dumpster.



The abutting undeveloped residential lot is blocked by the dumpsters, overlooks them and is subject to noise, litter and smells.