

Andrew Orr

From: Michael Good <mgood@goodsmmercantile.com>
Sent: Tuesday, November 12, 2019 9:01 AM
To: Andrew Orr
Subject: Zoning Ordinance considerations for flood zone regulations

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Orr,

My wife and I are recent new homeowners in the wonderful city of Franklin. We live on Ewingville Dr and are one of the homes included in the Army Corp of Engineers house raising program.

While we are thankful for the opportunity to participate in the program and for the city's involvement, we have a couple major reservations. The main one is the height with which we'd have to raise. The current regulations would require us to raise our ranch home 8 feet. We have major concerns about all the steps needed to get in and out of our home with a raise to that height and also the aesthetics of that type of change.

We're asking you'd please consider changing the 3ft freeboard requirement to a 1ft freeboard requirement for existing residential structures, the industry standard.

Additionally, we ask you consider shortening the monitoring period for substantial improvement expenditures on residential structures from 10 years (present and proposed) to a 5 year period. This change will keep the more affordable homes that are in flood zone just that- more affordable, encourage maintenance and routine re-investment in property, and give those homeowners the ability to maintain and improve their existing property over a reasonable amount of time (5 years).

Thank you for all you do and for your consideration.

Sincerely,

Michael Good
131 Ewingville Dr

Michael Good
Good's Mercantile, LLC
104 Carr Ave, Ste #3
Franklin, TN 37064
(615) 348-8862