



Saturday
March 7, 2009 Update
The Demolition of
1912 North Saint Andrews Place

It's Bleakest Before The Dawn

The house is gone, but the battle continues. Eastwood along with others filed an appeal of the Planning Department's deliberate misquoting of the Zoning Interpretation. The City said that only demolitions **which increased floor area** were prohibited. Since there is no such thing as a demolition that increases the floor area, Planning made up a meaning that was legal gibberish.

The appeal will take months, but the appeal remains pertinent because the misquotation applies to all homes in The Oaks. Any piece of property could suffer the same fate until this legal fiasco is rectified.

One Wall Too Far

As you will see when you look at the lot, IHHS also tore down the 5 foot solid masonry wall between parking lot on 1908 Saint Andrews and the demolished house at 1912 North Saint Andrews. When IHHS tore down the wall this Saturday, it knew that a **5 foot solid masonry wall along 130 foot northerly border** was an express requirement to use the lot for parking. On September 22, 1967, the Zoning Administrator wrote that if IHHS did not **strictly comply** with all the requirements, the conditional use permit could be **revoked**. Demolishing the entire 130 foot wall was a major violation, and not IHHS's first violation.

This Saturday marks the **third time that IHHS has unlawfully torn down** structures. First, it tore down the house at 1908 Saint Andrews, and in 1978, IHHS tore down 20 feet of the required wall along Saint Andrews. In 1979, The City forced IHHS to rebuild the wall. As IHHS still ignores the law, the proper remedy is to revoke the conditional use permit for 1908. IHHS's 1982 Master Plan calls for a 2 story parking garage along Western Avenue. IHHS can revert to its 1982 plan for parking along Western, and **Saint Andrews can revert to being all single family homes from the Franklin Avenue to the top.**