

From: [Michael Paukert](#)
To: [Duvall, Megan](#)
Subject: Demolition Permit for Parking Structure at 1624 W 9th
Date: Tuesday, March 17, 2026 4:04:27 PM
Attachments: [image.png](#)
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Hello Ms. Duval,

My wife and I own a small, 6-unit apartment building at 1624 W. 9th Ave. Last month our contractor applied for a demolition permit to take down an open air parking structure in the alleyway behind the apartment building. On March 3rd, we were advised that a permit would not be issued unless we contract to build a replacement structure. Given the unique circumstances related to this project (see below), we are seeking a waiver of the replacement structure requirement.

Why Demolition?

Last fall, our insurance carrier threatened to cancel our policy unless we repaired the roof on the alleyway structure. (See attached).



Garage roof condition

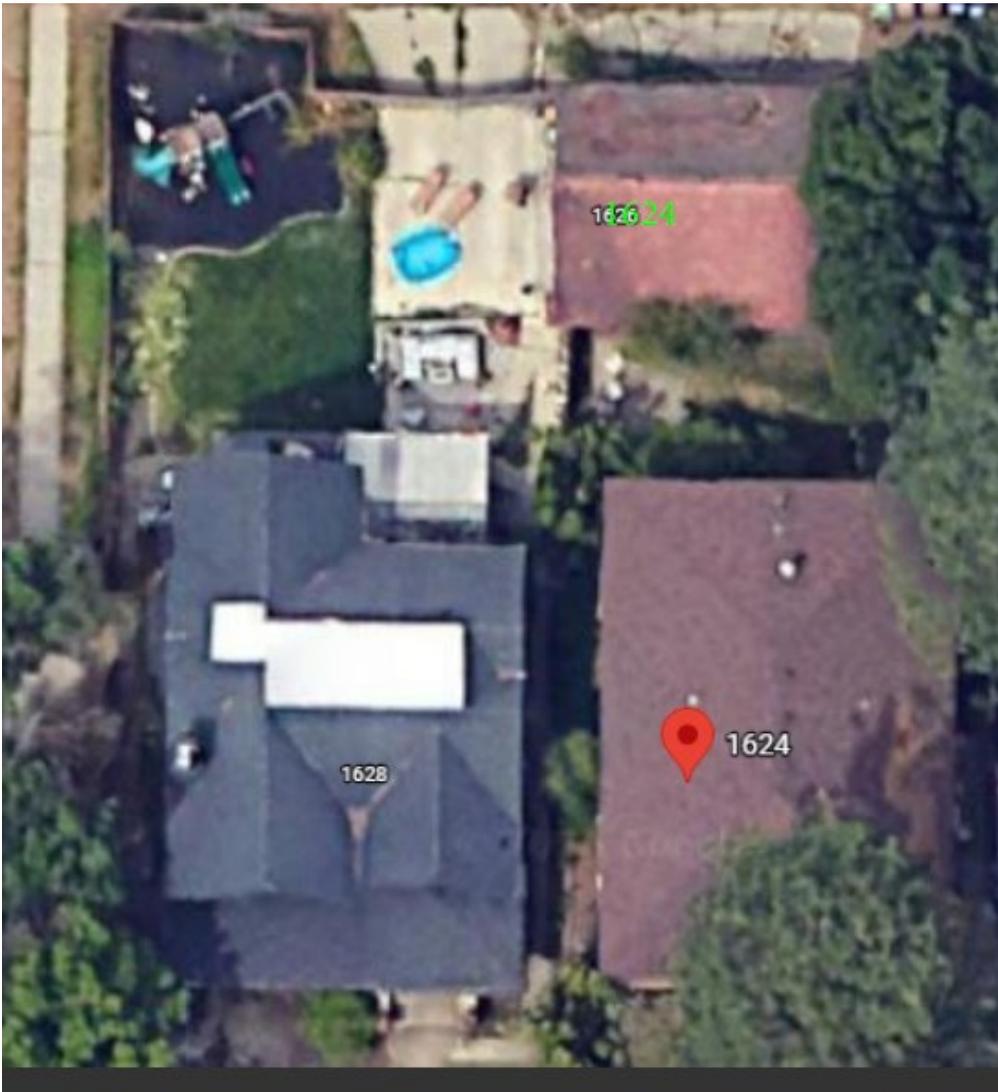
Subsequently, our roofing contractor determined that the entire roofing structure, (including the trusses, roof and shingles), must be completely replaced. (See attached contract). The \$32,400 roof replacement is a significant financial burden for our family. That, and other factors described below, drove us to the decision to demolish the structure.

The Structure

The structure appears to be a carriage house that once serviced the historic home next door at 1628 W 9th. It has no doors. It attracts criminals, drug addicts, and homeless persons. We spend countless hours cleaning up drug paraphernalia and garbage left behind by those individuals. I have an old pickup truck in the structure that hasn't moved for a number of years because someone cut off my battery cables and stole the battery. I advise my tenants that they should never park in the alley given the criminal activity that frequently occurs in that area.

Here are photos of our apartment building (1624 W 9th), the historic home next door (1628 W 9th), and the alleyway.





Financially, the structure has no value. In fact, it is a financial detriment to us given the unwanted activity that takes place in the alleyway. I understand that the structure has some historic significance. But it seems to us that most of its historic significance was lost when a prior owner of the historic home next door segregated the parcels.

Why a Replacement Structure?

The owners of the historic home next door have done a wonderful restoration job on that home. If the subject structure was still part of the neighbors' lot, I could understand why a replacement structure would make sense from a historical perspective. But given the current circumstances, it doesn't seem fair to put that financial burden on us.

Going Forward

Is it possible to schedule a telephone conference with you to discuss a path forward? If so, please let us know. Thank you for taking this into consideration.

Regards,

Mike and Kathy Paukert
509-939-5946