

From: [REDACTED]
To: [Wilk, Joanna](#)
Cc: [REDACTED]
Subject: [EXTERNAL] 1/12/23 Zoning Administration Hearing Public Comment: PLN21-098 (APN 517-30-013 at 16968 Bohlman Road, Saratoga)
Date: Sunday, January 8, 2023 6:41:28 PM

Dear Ms. Wilk,

We are submitting this comment in support of the application regarding the above referenced property, in response to the public notice of the Zoning Administration hearing agenda item for the same (set for Thursday January 12, 2023 at 10:00 am).

We support the approval of the variance, land use permit and grading and design review because the new home has clearly been thoughtfully designed to preserve the beauty of the scenic road while increasing the safety of our community through the implementation of numerous fire safety measures.

As current nearby home owners and residents for over 10 years, we have an intimate understanding of the importance of ensuring that fire safety is prioritized. Approval of this project will make our family and our neighborhood safer because it will permit the addition of the water tanks, a wharf hydrant, sprinklers, fire retardant materials, and numerous other fire protection measures required by current building standards. I understand that it is advantageous to approve the addition of this home with fire retardant and suppression infrastructure and to include a resident who has an interest in properly maintaining the large acreage lot. The less safe alternative is to have an uninhabited vacant lot with continuous proliferation of highly combustible uncontrolled undergrowth and invasive chaparral species. Further, we support the approval of this home, in part, because it will reduce the proportion of older homes that lack the fire safety infrastructure required by new regulations (including the older homes immediately adjacent to the subject property). We urge your support of this project, in part, because of the additional level of fire safety that it will contribute to our family and neighborhood.

Also, we both work in the construction industry and, therefore, have a clear understanding that, for a property that is located on a hill that slopes downward from the road at increasing grades, it is necessary that the water tanks be placed within the road setback in order to pressure dose hydrants adjacent to the driveway while utilizing lower grade areas for septic lines. Given the site limitations, we appreciate that the owners have designed the home, and its necessary fire safety infrastructure, such that it has a minimal impact on the scenic view.

We live less than a mile from the proposed residence and drive by the property every day on our way in and out of the neighborhood. We appreciate that the visibility of the water tanks is carefully limited because they have been placed behind existing trees and at a lower elevation than the street. We understand that many of the homes in the neighborhood have water tanks and that some of the neighbors have already been granted variances which permitted water tank placement within the minimum setback requirements. In fact, some of the tanks in the neighborhood are much more visibly prominent (even though they comply with the setback requirement) because the upsloping topography of the lots necessitated their placement at an elevation which is much higher than the road. Thus, the scenic road is already heavily impacted by other homes with much more prominently visible water tanks. For this property, the purpose of the setback requirement (which is to reduce the impact of the tanks on the scenic nature of the road) is not furthered because the tanks are less visually prominent than tanks on other properties (which do comply with the setback requirement). We support the approval of the variance to the water tank setback requirement because the water tank for this proposed home will be functionally invisible and therefore has a very small impact on the scenic view from the road.

Thank you for your consideration of our comment for this public hearing in support for the approval of the addition of a welcomed new home to our neighborhood.

Sincerely,

Matthew and Lori Larson

[REDACTED]

