

Received Monday, February 27 at 2:01 PM via email:

Robert Cain,

I am writing regarding the project located on Spaulding Avenue (APN 331-02-111). As I expressed to you on the phone, my wife and I are supportive of the property development and glad to see an improvement of the existing land. We do, however, have some concerns about how they improve the property and the impact this will have on the neighborhood.

We have two primary areas of concern. The first has to do with Architectural Review and use of windows and balconies. Second, the garage could easily be put on the other side of the property next to the Conrads other property or under the house.

This two story project with a basement is visually a three story improvement from the west side of the project, which is our property. It is easily understood that a three story structure on a hillside property will have impact on the neighboring property. As proposed, the first and second story have done a very good job with window placement and decreasing the impact on our property. The third story, however, has what looks like more than 50% window coverage and thus a large impact on our property. We would ask there be some mitigation with windows to reduce the impact. Also, they have designed a balcony on the west side of the property that will directly look into our backyard and hot tub area. We would ask there be some mitigation such as moving the balcony to the rear of the property, thus looking into their own backyard.

The detached garage structure will be a large eye sore for the neighborhood. This proposal does not fit with the current landscape of the neighbors and would be visually displeasing to everyone traveling up Spaulding Avenue. I will summarize our concerns with

this staff report in a bullet format addressing specific areas of the report.

Reasons for Recommendations:

C.5. Should not create a significant visual scar. The location of the proposed garage would be in the front northwest corner. The structure would be 10'5" on the entrance side and 13'8" on the back side (west side). It would also be 22' wide, thus creating a 13'8" by 22' flat wall. This location would create a significant visual scar for all neighbors that is not consistent with the character of the neighborhood. Therefore, this finding should NOT be made.

C.7. Like C.5, the garage structure, in contrast to the staff report, WOULD create a visual scar that would have significant impact on the neighborhood. Therefore, this finding should NOT be made.

D.a. The neighborhood already has three properties recently built on Par Avenue have that dealt with this exact issue. All three houses have the garages under the house and not on the front property line. Therefore, this finding should NOT be made.

D.b. The use of "reducing excessive grading" on this project is very difficult. The two large oak trees in front of the property are located on County right of way, not on the property. The County should be receptive to maintaining their trees whenever possible. If the garage was under the house, the driveway would go between the trees and both would be spared. Therefore, this finding should NOT be made.

D.1. The proposed location of the garage has a front height of 10'5" and a rear height of 13'8". This rear height faces the adjoining property and Spaulding Avenue and would not match the existing neighborhood. As an alternative, if the garage was switched to the other side the of the property, the entry height could still be 10'5" and the rear height would be near 6-7' (above a sloping ground

level). Also, the garage would be adjoining this owners other property, not the neighbor and street. Therefore, this finding should NOT be made.

D.2. The garage location does not “offer adequate separation” from the surrounding uses of adjacent properties. Location on the other side of the lot, or under the house would meet these requirements. Therefore, this finding should NOT be made.

Lastly, the only other concern we have is the removal of 13 trees and the replanting of just one tree. We would ask that as many trees as possible be spared during this improvement, especially if the trees are located on County property.

Should you have any comments or question, I would be glad to discuss these in further detail.

Sincerely,

Todd & Teresa Trowbridge