

June 17, 2022

Ms. Madeline Sutherland  
Assistant Planner  
City of Camas Building Dept.  
616 NE 4th Avenue  
Camas, WA 98607

Cc: Robert Maul  
Planning Manager  
City of Camas Building Dept.  
Camas, WA 98607

**RE:** Hood St. Subdivision; 1811 NW Hood St., Camas, WA

Dear Ms. Sutherland,

My wife Karen and I live in the Columbia Summit Estates at 1821 NW Columbia Summit Drive immediately north of the Hood St. Subdivision and share a common property boundary with proposed Lots # 5 and 6. As requested, we are providing comments on the preliminary plat as prepared by Olson Engineering.

Specifically, we object to granting the applicant a variance to reduce the minimum rear yard setback to 5' for these lots. If this plat is approved, homes 35' tall can be built 5' from our property line effectively walling-in 90' of our 100' wide back yard. In addition:

- Homes located just 5' from our property line would severely infringe upon our reasonable expectation of privacy which cannot be mitigated with fencing, especially the upper story impact of these new homes.
- The building setback of 5' is not sufficient to allow space for planting trees to mitigate the upper-level impact to our privacy.
- 35' structures built in close proximity to our south property line will shade our back yard during critical mid-day periods when plants absorb sunlight. Without adequate sunlight, photosynthesis cannot take place and ~3,000 SF of our backyard vegetation will die creating an environmental impact.
- If this variance is approved, the value of our home will be vastly reduced creating a financial hardship for my family.
- We understand that, under the Density Transfer provision, the city may provide flexibility to developers on building setbacks, but this flexibility should not be at our expense.

We request the Camas Building Department to enforce its rear yard setback requirement of 25' to protect adjacent CSE homeowners. I look forward to testifying at the July 7<sup>th</sup> and hope we can resolve this matter without litigation.

Sincerely,

  
Ken Vartanian & Karen Vartanian