

Architecture and Site Application S-23-033

Dear Council,

This letter is to address the additional comments sent by the Appellant,  
Please note the numbering in this letter follows the numbers in the Appellant's letter.

1. The Appellant's calculation of total livable square feet is incorrect and bogus; we have worked with the staff for over a year to make sure we are
  - a. Following all the Town codes and guidelines
  - b. Not exceed the FAR calculated by the staff.
  - c. Meet almost all suggestions mentioned by the Town architect
  - d. Plan a multi-generational home while still adhering to the FAR provided to us

Our proposed plan is not visible from any street corner; you can only see it if you are standing right across 15415 National Ave. The top of the front façade is only visible to the 15400 which is an office space and 15385 National Ave (who has no objection to the project), As National Ave is large, the pictures below are only taken near the intersections where the project is located.





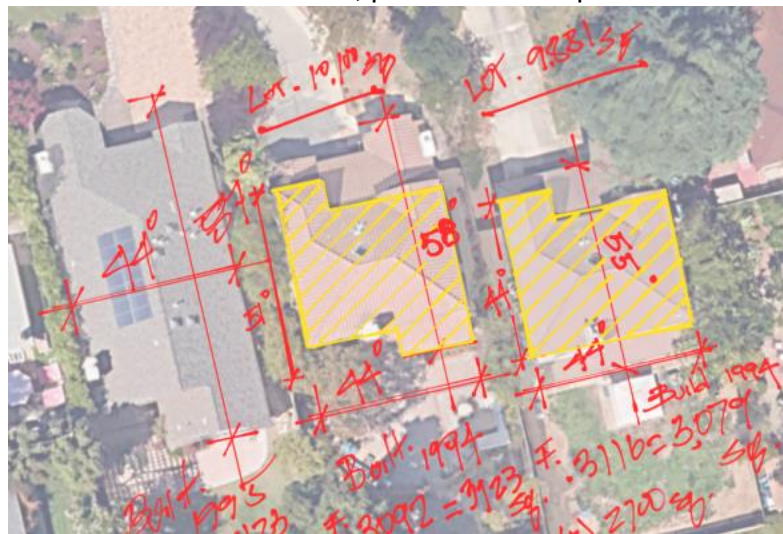
I would like to point out that the current project has no bearing on the lot split, but I would like to set the record straight as the appellant told more lies and bogus statements in the letter,

- a. There was no actual opposition to the lot split from Leila Ct. There was confusion about which lot was on the application, and as soon as we confirmed we did not have any access to Leila Ct, they corrected their statement, all of which was recorded in a public hearing.
- b. The justification letter provided doesn't say we will build a smaller house; it states we will adhere to the FAR. Again, this is in the public records.

Currently, all three homes on Leila Ct have no objections and want to stand neutral in the matter of the purposed construction; this includes 113 Leila Ct,

Please note that the proposed lot does not affect any houses facing National Ave, Blackwell Drive, and Leila Ct as it's on the flag lot and more towards the south of the property; we have also obtained either no objection letters or a verbal statement saying they would like to stand neutral on this matter. This includes some immediate neighbors and people surrounding them.

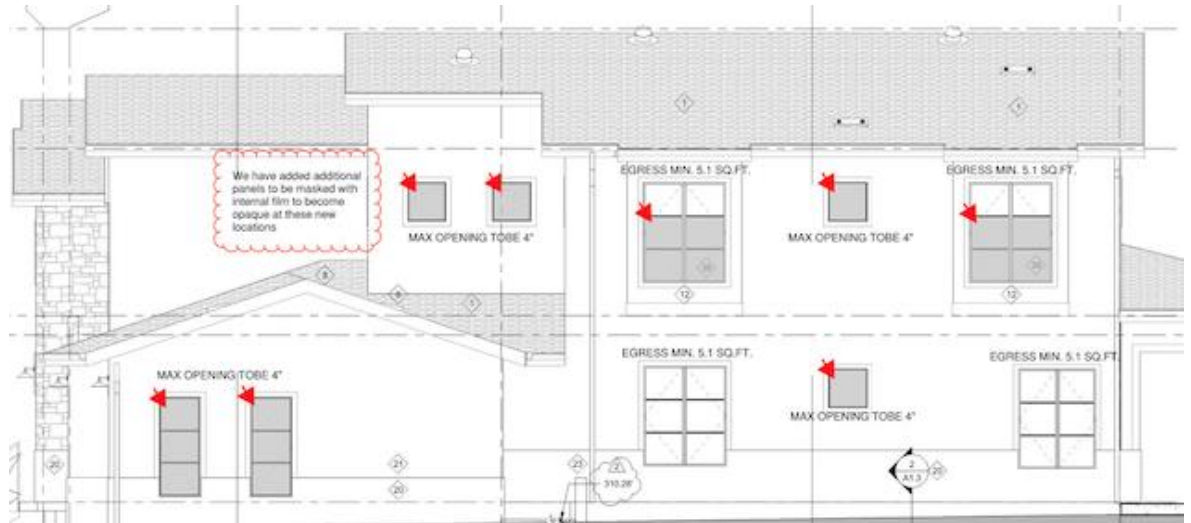
2. Again, the appellant is making incorrect assumptions. We are following the Residential Design Guidelines as stated by planning commission council.
  
3. and 4. We took measures to address privacy concerns of every Neighbor we share fence.
  - a. We moved our whole project more towards the SE of the lot without giving much concern to our privacy as the 22,000-sq ft mostly empty lot beside us may have development in future, even with this uncertainty we have provided a maximum side setback to our NW neighbors facing Blackwell Dr. The current setback is about 40 feet, and the distance between the walls of our and Blackwell Dr neighbors is between 100 and 120 feet.
  - b. We removed the balcony and line-of-sight windows from the back of the house to address privacy issues with 113 Leila Ct, 369, and 373 Blackwell Dr.
  - c. We have suggested planting five privacy trees to block the view from our egress windows, we are not going to increase the tree count as there is no other privacy concerns other than the egress windows. We have never stated that the tress is to hide our house from 373 Blackwell Dr or any neighbors, they are meant to only address egress windows. The tree selection will be made after discussing it with the neighbors.
  - d. We ensured the NW side façade is smaller than the SE façade (this does not include the garage). We are smaller by 7 feet compared to the back façade of 373 and 377 Blackwell Dr; please see the picture below.



- e. We are going to put permeant obscure glass to cover the line of sight on both the egress windows and to address the planning commission councils' conditions of approval we have decided to obscure additional windows.



Our garage windows, storage windows and bathroom windows will have 4inch opening, please note none of these windows are in the line of site and they are non-offending. Please see the picture below.



Unfortunately, we cannot move our egress windows facing Blackwell Drive.

The first window, the suggestion to move to the front, will affect my neighbor, 15385 National Ave; we had assured him that there would be no egress window on the front side of the property facing his, and going against it would be more offensive. The suggestion will not address the privacy concern as I can still look at 377 Blackwell Dr's backyard and see the whole house on 15385 National Ave. There won't be privacy trees to address this issue here due to the driveway; please see the picture below.



The second egress window has multiple issues due to which this cannot be moved.

- a. We had assured 113 Leila Ct neighbor that there would be no egress window on the back side of the property facing their property, this discussion is in the staff report as part of neighborhood reach out.
- b. Our current patio roof design doesn't allow for an egress window in the back, please see the picture below.



Please note, the current big oak tree provides an additional privacy screen, please see the picture (marked in Red for the placement of the window)



Please see some of the neighborhood pictures provided to the staff where the egress windows are not clearly visible due to the existing trees

This is from 369 Blackwell Dr – Both the egress windows are obscured by the gigantic oak tree, the only thing clearly visible from this side view is my garage.





The next one is from 373 Blackwell Dr- Both the egress windows are either obscured by the gigantic oak tree or the trees in their own backyard



5. and 6. The maintenance of the fence and gigantic oak tree that sits between two properties is the responsibility of all the property owners who share them, and this was never an issue before 2024 (We shared the project plans with our neighbors in early 2024).

I have never backed out of a commitment to have a new fence or pay my share. The same goes for the trimming of the Oak tree (I did request additional time as there was an access issue at my end of the property).

Currently, the fences for both properties are new, and the Oak tree is trimmed; please see the pictures below.







**With regards to point #6 on the appellant's letter - I would like to point out to the council that the appellant is accusing of something we have no intentions to do and assuming wide verity of cooked up theories without any proof which has no foundation.**

The appellant had never contacted us, even after we tried to initiate a dialogue using multiple avenues. The neighborhood outreach started early this year, and I could form an open/ongoing dialogue with all my neighbors either via email or in person other than the appellant (377 Blackwell Dr, Which I currently feel was deliberate on their part). The allergies mentioned by the appellant to the cypress trees were never in any of the letters sent to staff.

I would also like to point out to the Council that the quality of life should have been bad before the demolition as we had bought and inherited a space filled with junk storage sheds and looked more like a dump, with people constantly going in and out of the storage sheds, working in that area late into the night which caused a lot of noise, by bringing in this project we will, improve the quality of life, and increase the property value and also make it

beautiful, please see before and after (future) pictures



**The letter provided by the appellant contained a lot of incorrect, misleading, and misinformation. It is riddled with unfounded accusations that have no proof and is made with a sole intent of undermining our project and question our character.**

I would humbly request the council to disregard all the incorrect, misleading and misinformation and deny the appeal,

Thank you,

Best regards,

Vyankatesh Bhattulla and Ramya Muddada

██████████ National Ave.