



15411 NATIONAL AVE  
(APN 424-12-40 SITE  
APPLICATION S-23-033)  
Resubmittal

***Thank you for the opportunity to resubmit our application.***

This resubmittal ensures that all the changes requested by the Town Council is addressed.

***1. Reduce the second-floor massing.***

The second-floor massing is reduced by almost 100 feet; this would change our total FAR from 3,240 to 3,156 which would be **107 sq feet lower than max allowable FAR of 3,263**. The total height on the residence is **changed from 30 feet to 27.8 feet a total of 2.2 feet reduction**.

***2. The number, location, and species of the privacy trees shall be mutually agreed upon by the neighbors.***

Email Communication was made with our neighbors regarding the number, location, and species of the privacy trees. We also worked with city arborists to ensure proper spacing of the privacy trees.

***3. Work with the neighbors and Town staff to minimize and relocate windows to mitigate privacy impacts on the neighbors.***

Removed all egress windows and made sure all windows on the second floor facing Blackwell Drive are now non-operable.

The egress windows have been moved to the front and back of the property, and both homeowners were contacted via email and in person, resulting in positive feedback/acceptance.

***4. Use obscure glass to address privacy at impacted locations.***

All windows on the second floor facing Blackwell drive are now non-operable and will be fitted with Obscure glass. The egress window on the back of the property will also have Obscure glass.

Before change picture

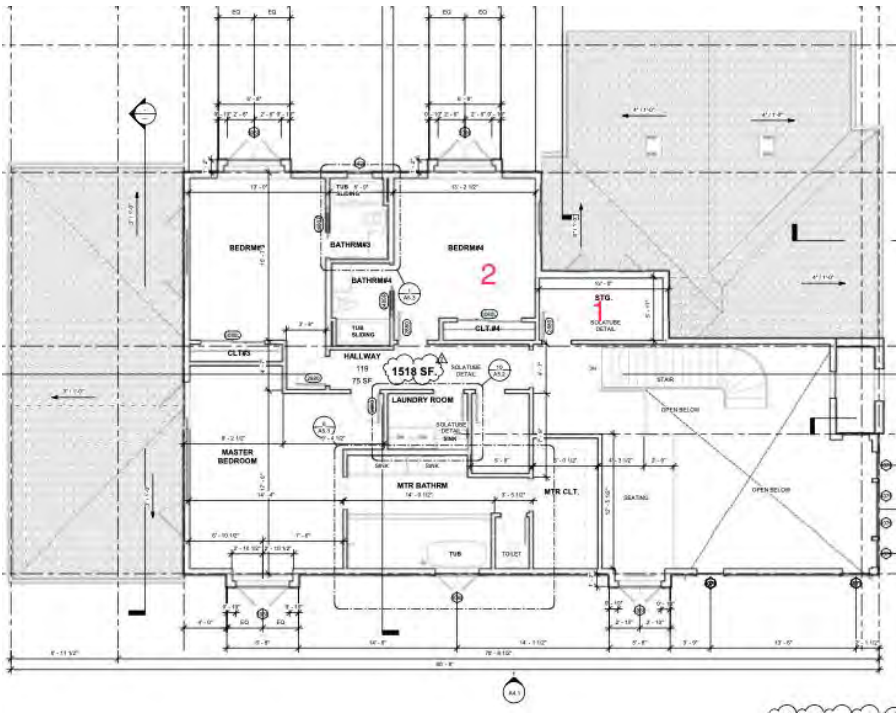


1. Removed Storage area of 61.32 sq feet from second floor.
2. Moved Egress window from North to Northeast on the second floor.

With changes as of 02.11.2025



Before change picture

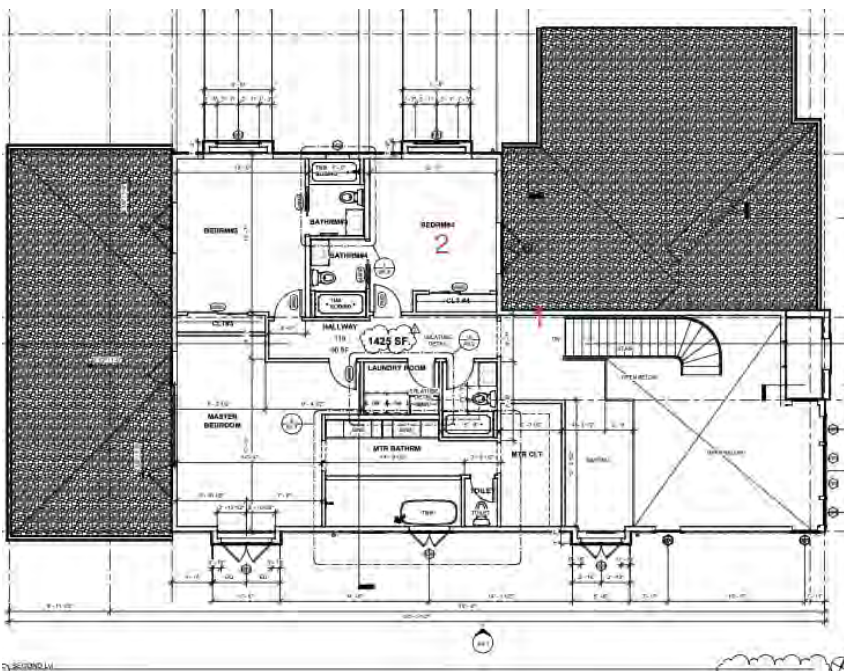


1. Removed Storage area of 61.35 sq feet from second floor.

2. Reduced sq feet of 31.65 from bedroom#4

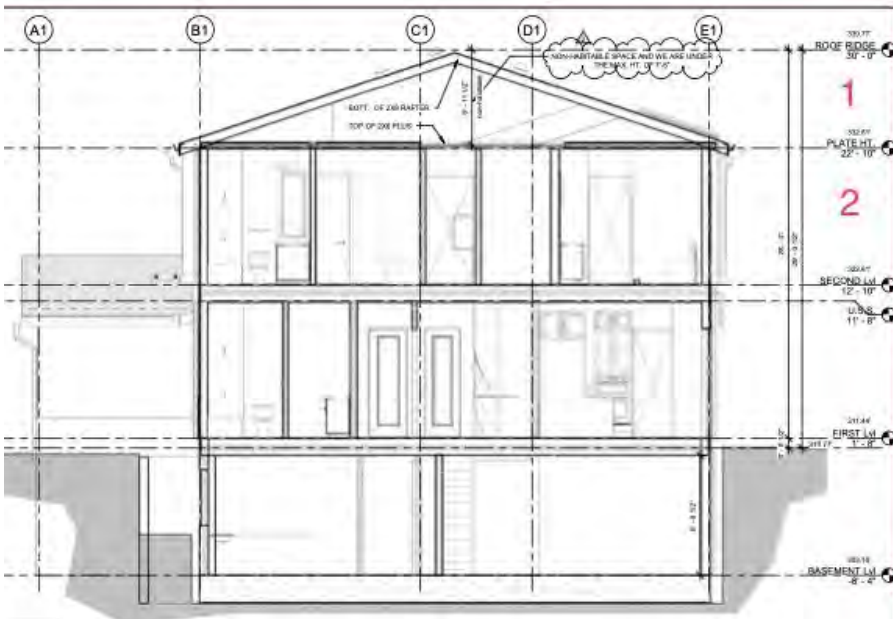
Total second floor reduction is 93 sq feet, total change from 1,518 to 1,425 sq feet

With changes as of 02.11.2025



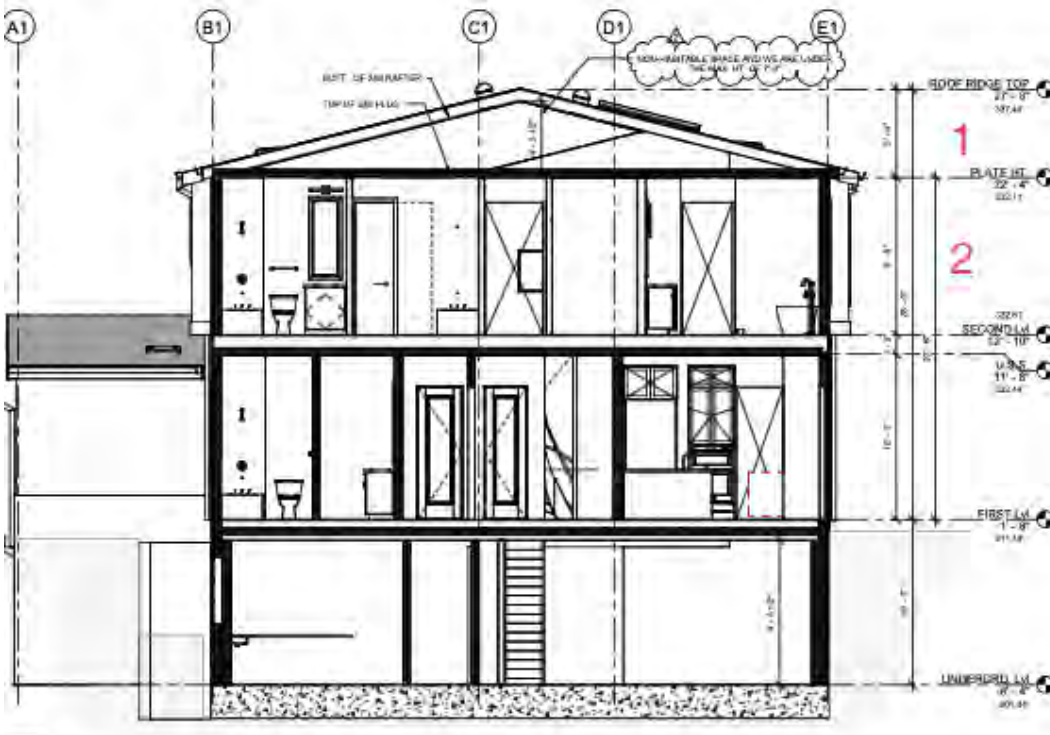


Before change picture

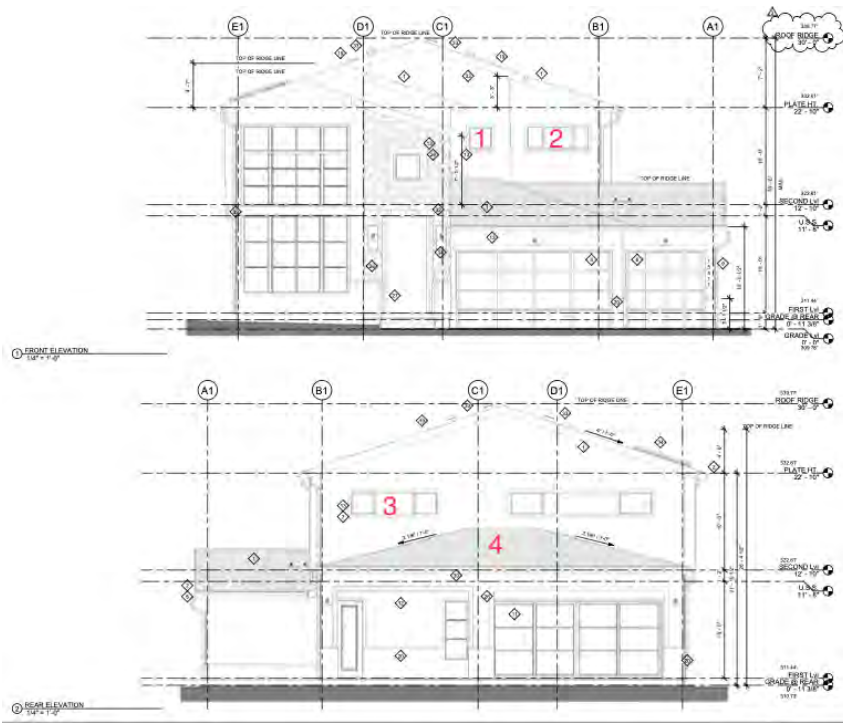


1. Reduced Mass on "Top of roof ridge line" from 30 feet to 27.8 feet
2. Reduced Mass by reducing Second floor plate height from 22.10 feet to 22.4 feet

With changes as of 02.11.2025



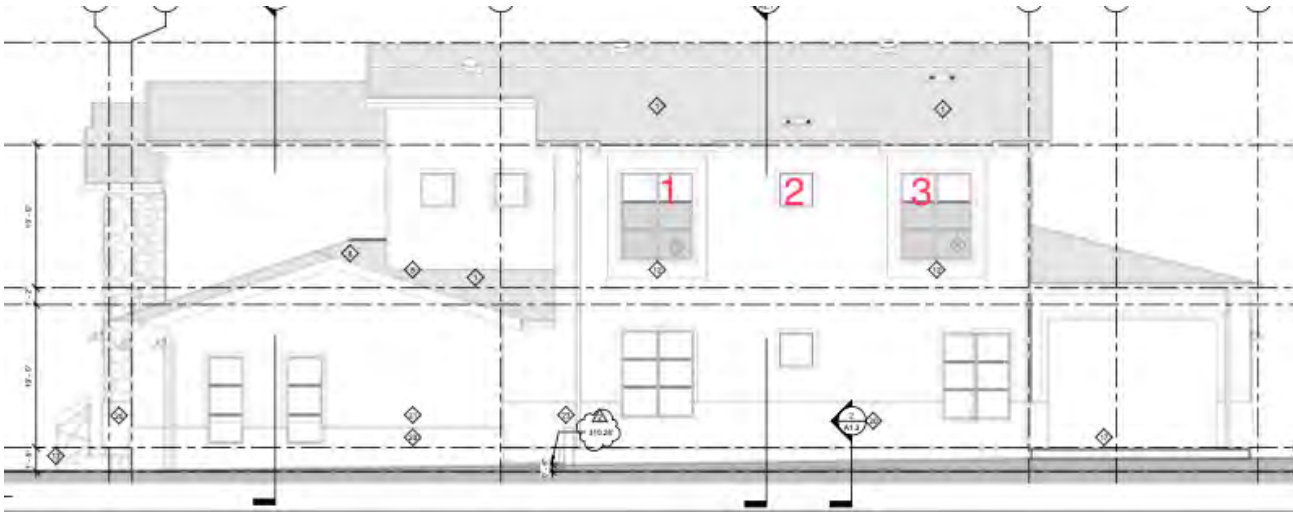
Before change picture



1. Removed storage area from second floor.
2. Moved Egress window of first bedroom on the second floor from North to Northeast.
3. Moved Egress window of second bedroom on the second floor from North to Southwest, the two lower panels on the egress window on the Southwest side will have obscure glass.
4. Rear Covered Porch roof incline changed from 2. 1/8" to 1. 3/4" to accommodate egress window on Southwest side of the bedroom.



Before change picture



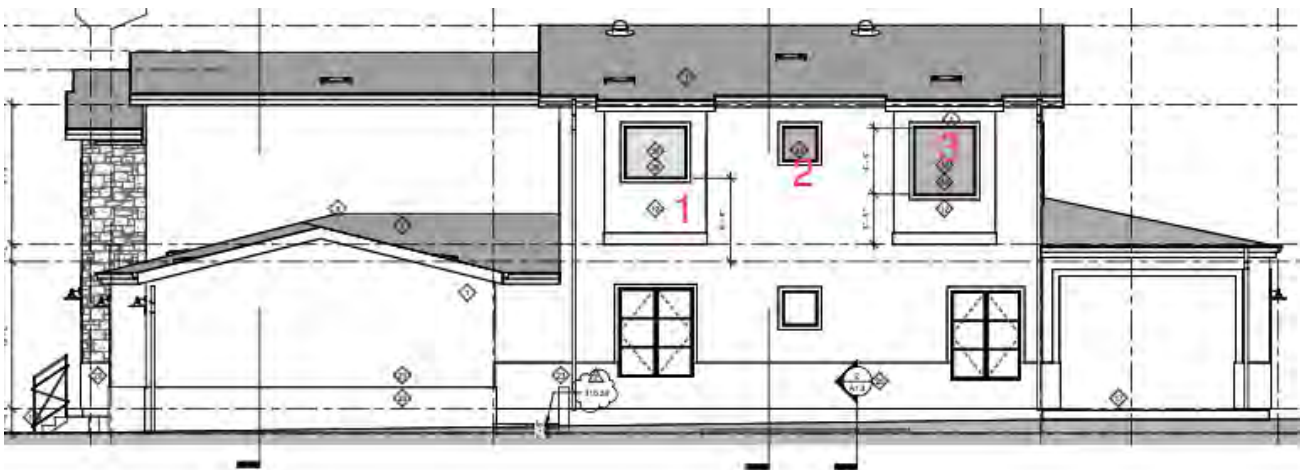
1. Moved egress window of the second-floor bedroom#4 facing North to Northeast.

2. Bathroom window changed from 4inch operable to non-operable.

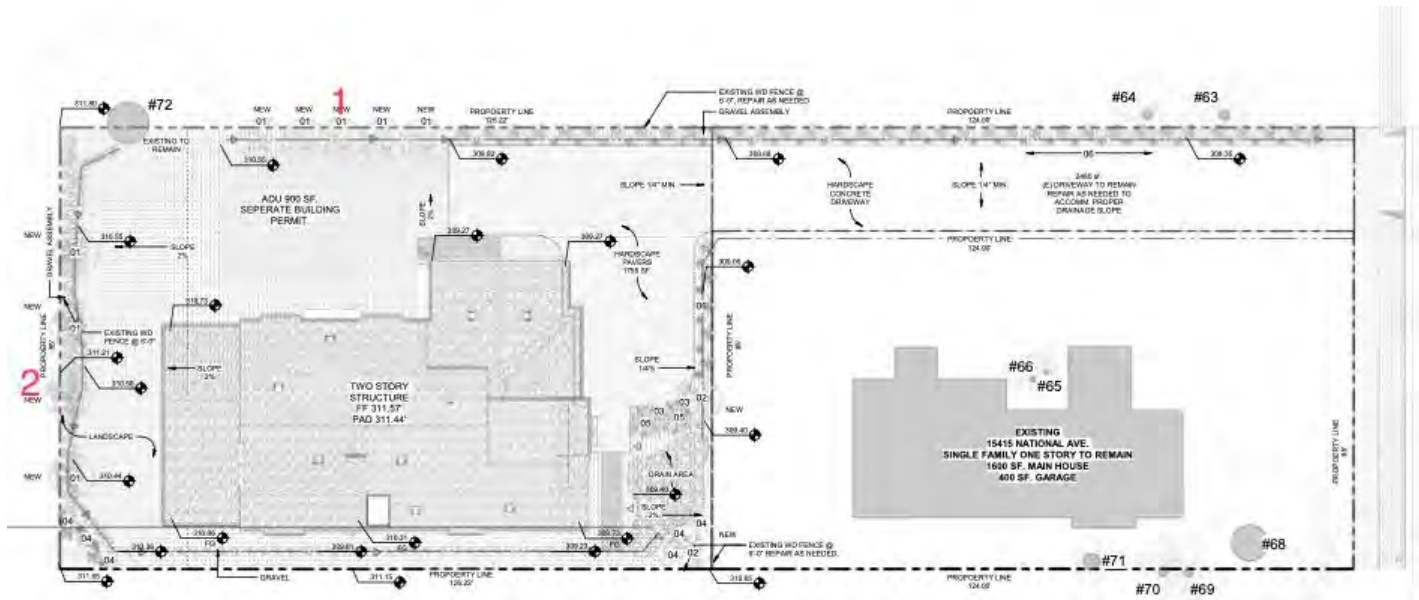
3. Moved egress window of the second-floor bedroom#3 facing North to Southwest.

Current windows facing North are non-operable and will be obscured with obscured glass.

With changes as of 02.11.2025

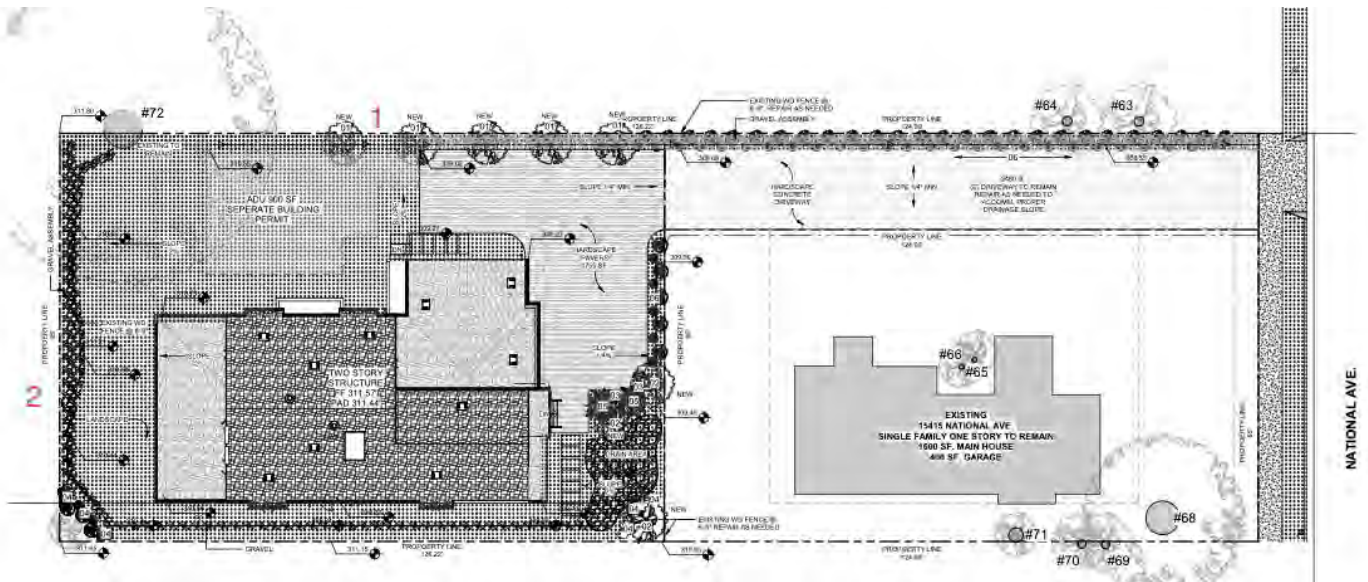


Before change picture



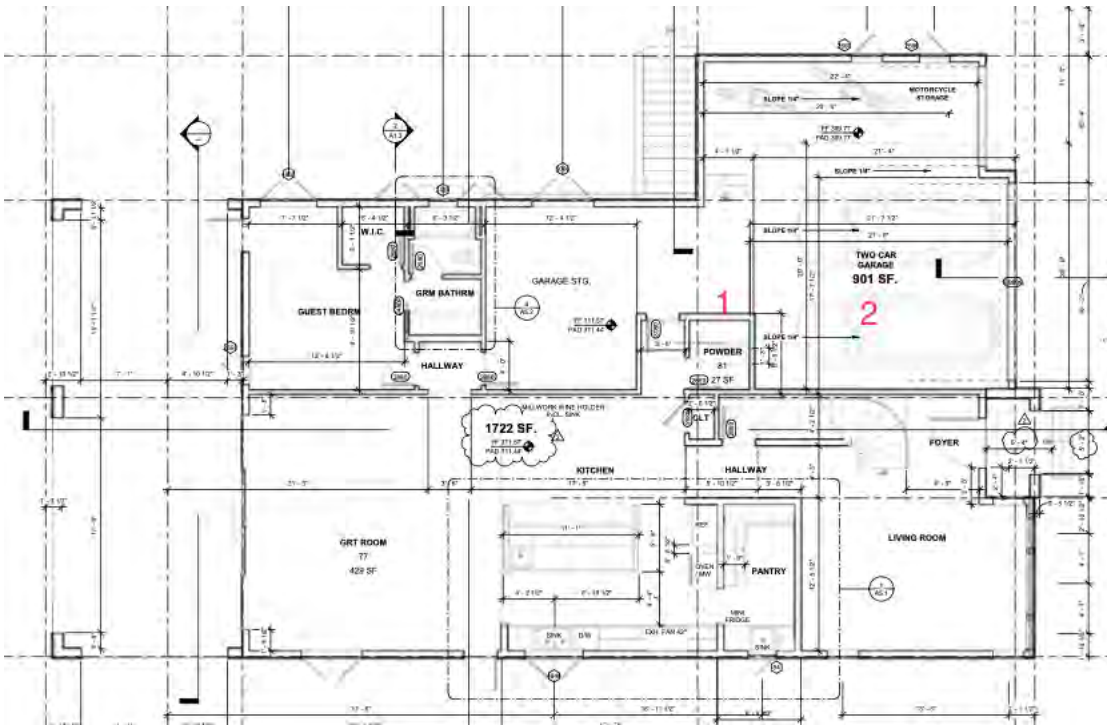
1. Moved privacy trees per the city arborists suggestion to provide enough space for proper growth on the north side facing Blackwell drive.
2. Removed all additional privacy trees from Southwest of the property after consulting with the neighbor.

With changes as of 02.11.2025





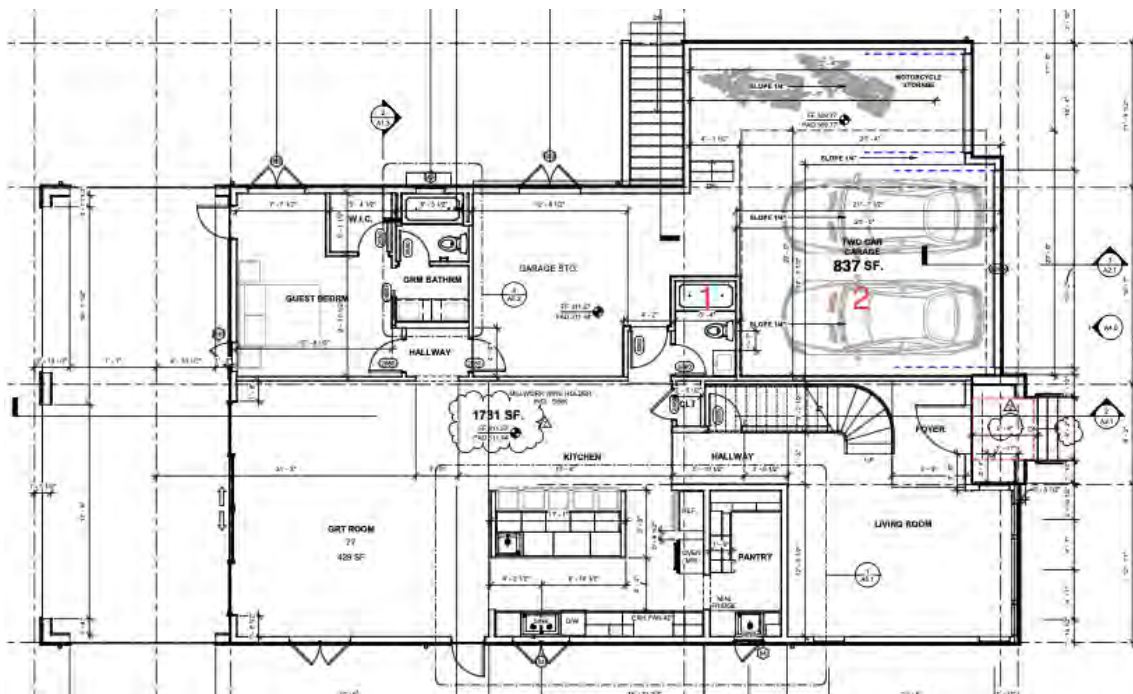
Before change picture



1. Added 9 sq feet to the half-bath making it a full bath.

2. Garage had wrong sq feet it should have been 846 sq feet, after change as of 02.11.2025 the garage sq feet is 837.

With changes as of 02.11.2025





## Summary:

1. Reduced Mass on “Top of roof ridge line” from 30 feet to 27.8 feet
2. Reduced Mass by reducing Second floor plate height from 22.10 feet to 22.4 feet
3. Removed Storage and reduced sq feet on bedroom #4 by 95 sq feet from second floor.
4. Moved Egress window of first bedroom on the second floor from North to Northeast.
5. Moved Egress window of second bedroom on the second floor from North to Southwest.
6. Current windows facing North are non-operable and will be obscured with obscured glass
7. Rear Covered Porch roof incline changed from 2. 1/8” to 1. 3/4” to accommodate egress window on Southwest side of the bedroom.
8. The two lower panels on the egress window on the Southwest side will have obscure glass.
9. Moved privacy trees per the city arborists suggestion to provide enough space for proper growth on the north side facing Blackwell drive.
10. Removed all additional privacy trees from Southwest of the property after consulting with the neighbor.
11. Added 9 sq feet to the half-bath making it a full bath.
12. Total sq feet change on first floor - old 1722 sq feet and new 1731 sq feet.
13. Total sq feet change on second floor - old 1518 and new 1425 sq feet.
14. Total sq feet change for garage – old 901 Sq feet and new 837 sq feet.
15. Total sq feet change – old 3,240 Sq feet and new 3,156, 107 sq feet lower than max allowable FAR of 3,263.

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