

September 10, 2020

Hi Karen - it is unfortunate you found the proposal to lower the Ridge by 2'-0" unacceptable. Moving forward,

we will abide by our prior agreement with you to modify the windows on the West Elevation and lower the

ridge 6".

Regards, Mark and Jay

On 9/9/2020 5:56 PM, Karen Kurtz wrote:

Jay and Mark,

I appreciate the attempt to negotiate. I'm sure you know that 2 feet does not address my concerns. After spending the last two days with no sun, I think we have all learned how depressing it can be without having natural sunlight. If you have read my notes to planning you know that I spent over 3 years searching for a Victorian home in the downtown area that had morning sun from the East. It is very important for my mental and physical health.

I started from a ground level to suggest a one story addition on the back of the house as the other neighbors have done. That would be a big step for me as I would be giving up a lot of what I have enjoyed over the last 32 years. In addition, as I told you in one of our meetings, I shortened the deck that extended out from my ADU to create more privacy for 101 Broadway. The owner did not request that of me but I knew it was invading her privacy and wanted to do that for her. It was a good vantage point to enjoy the sites and for the family to hang out on and to sleep outside on when they came to visit during the summer, but I still did it for my neighbor as I knew how much she enjoyed her privacy. As it turned out it created a nice lower patio for me but that was not my objective. I also rejected a terraced patio, a suggestion from the contractor, from my upstairs when I rebuilt the back portion of my house, in order to protect the privacy of my neighbors on both sides. It is my hope that you will consider doing the same for your neighbors. I believe it is nothing less than what you would want if you lived in the neighborhood. We live on the hillside on very narrow lots and do not have a desire to be crammed in and on top of one another.

Let's keep talking to find some common ground and create a desirable neighborhood for all.

Thank you,

Karen

-----Original Message-----

From: Jay Plett <jay@plett-arc.com>
Sent: Tuesday, September 8, 2020 3:00 PM
To: Karen Kurtz <kurtzk@comcast.net>; Ilona Merli <ilonamerli@gmail.com>;
Mark De Mattei <markd@demattei.com>
Subject: 101 Broadway - Ridge height

Hi Karen - per our proposal at the prior DRC meeting, we would be willing to lower the Master Bed ridge by 2' from where the storypoles are currently set. This proposal is simple enough and should not necessitate a another meeting.

Please us know if you are in agreement.

Thank you, Mark and Jay

We spoke with Larry earlier in the day and have addressed his concerns.

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JAY PLETT ARCHITECT

jay@plett-arc.com

office 408 354 4551

mobile 408 585 8787



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