

9-18-24

Letter of Justification: Proposed Residence at 16497 S. Kennedy Road

General: As is illustrated in the whole property LRDA plan (Sheet A3), there are only tiny areas that are within the building envelope that are not encumbered by easements, over 30% slope and/or heavily wooded. The building site identified in the Tentative Map process is the most appropriate location for the new residence, as it does not require cutting any significant trees, requires the least amount of retaining wall, and is the least visible location from any public way.

Retaining Walls:

The proposed retaining walls are all under 5' tall, except only at the required fire-apparatus turnaround. It is impossible to fit the required turnaround onto this property without larger walls. Furthermore, terraced walls are not possible, as the property or easement lines are within 2' of the walls at the both the uphill and downhill edges of the turnaround. It is important to note that the location of the turnaround on this site will not be visible from any public way, nor very visible from the private drive (Vivian Drive).

The proposed retaining walls conform to the HDS&G requirement to not run in a straight line for more than 50', except at the fire-apparatus turnaround, which is required to be 75' long. The walls will be painted a darker earth tone in order to better blend with the landscape.

As explained above, the retaining walls cannot meet both the HDS&G standards for combined cut and fill depths and the Fire Department requirements for access and turnaround. Instead, the proposed design meets the Fire Department requirements with the least length and height of wall that is possible.

Note that the total length of walls could be reduced if the requirements for four off-street parking spaces and three foot shoulders on the driveway were relaxed.

Grading Depths:

The required maximum combined cut / fill grading depths are only exceeded at the driveway and fire apparatus turnaround. Due to the slope and constricted site width at the turnaround location, there is no way to meet the HDS&G requirements while also meeting the Fire Department requirements.

Therefore, the Fire Department requirements are followed, using the smallest cut / fill depths as possible.

Decks & balconies:

The proposed decks and balconies look out to the west and north. There is only one adjacent residence to the west, and none to the north. The adjacent residence to the west is over 150 feet away and 30' lower than the proposed house, and there are considerable mature oak trees between the two homes. Furthermore, as shown in the Landscape Plans, considerable additional screen planting is proposed along the common property line between these two houses.

The undersides of the decks and balconies are proposed to be enclosed to the extent possible, and otherwise cantilevered without any support posts. The cantilevered balconies will be protected with fire-resistive construction as required by the new Wildland-Urban Interface Zone requirements.