



December 19, 2022

Studio Three Design has prepared a summary of changes based on the Planning Commission Special Meeting on November 21, 2022. The following are the changes for each parcel:

PARCEL 1 (S-21-004):

- No exceptions will be requested for height, only the grading ones that were received and seemingly accepted at Planning Commission.
- Roof pitch reduced from 4:12 to 3.5:12
- Underfloor exception requested at North side, see sheet A4.3/Section F and sheet C8.
- Plate height at West elevations reduced at both levels from 10' to 7.5' and 8'
- Plate height at North elevation reduced from 10' to 8.5' at dining room
- Plate height at North elevation reduced overall from 10' to 7.5'
- Plate height at gable at Nook reduced from 10' to 7.5'
- Plate height reduced at South side from 10' to 8'
- Added Sheet L6 – Proposed Landscape Screening (Parcel 1), provides additional landscaping per neighbor's request and meets the fire / defensible space concerns of the owner.

PARCEL 2 (S-21-023):

- Request a minor height exception at East Elevation (portion of gable), see sheet A3.2, sheet A4.1/Section B, sheet A4.2/Section C. Overall main roof ridgelines under the 18'.
- The roof rework reduced the countable attic SF from 713 SF to 535 SF
 - Main House - 3,450 SF (no change)
 - Attic Area – 535 SF (reduce)
 - Garage – 671 SF (no change)
 - Total – 4,656 SF (reduce 178 SF)
- Roof pitch was reduced from a 6:12 to a 5:12 (with one section of main ridge remaining at 6:12).
- Plate height at West elevation was reduced from 10' to 8', and 9' to 8' respectively across the split levels.
- Plate height at North elevation was reduced from 10' to 8' and 10.5' to 9.5' respectively
- Plate height at East elevation was reduced from 10.5' to 9.5', reduced Great Room + Covered Deck #1 from 10.5' to 8' (with gable at covered deck).
- Plate height at South elevation was reduced from 10.5' to 9.5'.
- Two small retaining walls (less than 3' in height) were added at the downhill side to allow for additional screening / landscaping as well as reduce the overall massing of the home and designed as planters, see sheet A4.2/Section C and sheet C9/Section E-E.
- Added Sheet L6 – Proposed Landscape Screening (Parcel 2), provides additional landscaping per neighbor's request and meets the fire / defensible space concerns of the owner.

The client will be providing a letter describing the additional neighborhood efforts he has made with regards to the noted privacy concerns from the neighbors in the expanded neighborhood. Revised story poles plans submitted and approved on 12/12/2022.

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