



July 20, 2026

127 Belhaven Drive
Minor Residential Application MR-26-005
Response to Appellant Letter

The following is the written response to the letter of Sharad Gandhi dated July 20, 2026:

1. Concern for Loss of Privacy from Primary Toilet Room Window

As stated in our letter of justification, the window in question is a 3-foot by 1-foot 4-inch clerestory window located within the enclosed toilet room of the new primary bathroom. This window is on the south elevation of the home and faces towards the street. The sill height is approximately 5 feet 4 inches above the finished floor.

As previously mentioned, the compromise for the frosted glass at this window is not acceptable to the owners for the following reasons:

1. The owner's desire to have all the new windows maintain the same glass type of the balance of the windows of the home.
2. The window is not a primary view window of a major space, but the clerestory window does provide for a glimpse of a view towards the adjacent mountains of the Heitz Open Space. Having frosted glass would eliminate this. Just as the neighbor has a right to have windows on the front of their home towards the street, the Butcher's have this same right.
3. The owner is expressing concern for a privacy for an outdoor space located in their front yard that is open to the public street and right-of-way.
4. We believe that the neighbor's request for frosted glass in this situation is an over reach for a condition that exists on every home in the neighborhood.

As previously agreed to, the owners are willing to install window coverings consistent with those proposed throughout the primary suite.

2. Concern for Sun/Shade Study

I understand the neighbor's concern for the contradictions in the sun-study, and I admit that there were errors in the original sun-study that was included on the plans. Subsequent studies were developed as an attempt for a quick response to the neighbor while I was out of the office and traveling abroad without access to my full systems. I have spoken directly with the neighbor and have apologized for the errors and the confusion. Upon returning from vacation, I completely rebuilt the computer model of the homes to verify dimensions and regenerated the sun-studies for the project. These are included on the plan set and they are accurate. This updated study has been provided to the neighbor.

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The sun study shows that the house and addition have no impact on the neighbor's home and property. Providing additional dimensions as the neighbor is requesting will not change the results. We feel this request will only cause additional delay and allow the neighbor to continue to obstruct the project moving forward.

The plans for the renovations were developed from taking accurate dimensions with a laser tape measure. These dimensions are noted on the site plan for the existing house to the property lines. As the proposed project does not reduce any of the existing building setbacks, it did not justify the owner spending an additional \$6,000 for the development of a boundary map by a civil engineer which would be the next step to give the neighbor all the information he is asking for.

Summary:

The proposed project is in full compliance with the Town's zoning ordinance. It does not violate, or even change, the buildings setbacks from the property lines or the building height. This small addition is not out of scale with the existing house and does not push the home to be out of scale with the other homes in the neighborhood. The design of the project is in balance with the existing architecture and blends into the massing of the home smoothly and has already been designed with the neighbor's privacy in mind.

We feel that the neighbors request for frosted glass is an overreach and the request for additional information and time to analyze the sun-study is just to allow for the continued delay of the project, causing additional hardship on the owners beyond what has already occurred.

We request that the Planning Commission approve the project as designed.

Greg Stowers

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