

REVISIONS TO PLANS PER PLANNING COMMISSION:

1. THE NOOK HAS BEEN MOVED AWAY FROM 178 BY 1'-0", GIVING THE STRUCTURE A 5'-0" SETBACK FROM THE PROPERTY LINE.

THE NOOK HAS ALSO BEEN MOVED 1'-0" BACK, INCREASING THE REAR YARD SETBACK.

2. THIS HAS RESULTED IN A SMALLER NOOK SPACE, REDUCING THE FLOOR AREA BY 23sf.

3. THE CHIMNEY HAS BEEN MOVED AWAY FROM 172 BY 6" AND ITS WIDTH REDUCED. THIS SMALL PORTION COMPRISES ONLY 10% OR LESS OF THE ENTIRE WALL LENGTH ADJACENT TO 172. WE BELIEVE THIS CHIMNEY SHOULD BE CONSIDERED AN ARCHITECTURAL ELEMENT AND BE ENTIRELY EXCLUDED FROM THE SETBACK MEASUREMENT.

IF THE COMMISSION BELIEVES THE CHIMNEY SHOULD BE ELIMINATED, WE WILL DO SO.

4. MEASUREMENTS OF THE NEIGHBORING BUILDING HEIGHTS WERE CHECKED FOR ACCURACY. 172 AND 162 WERE FOUND TO ACTUALLY BE HIGHER THAN THE ORIGINAL DEPICTION. THE STREETSCAPE HAS BEEN REVISED ACCORDINGLY. WE HAVE OFFERED TO REDUCE THE HOMES HEIGHT BY 6", BUT IN LIGHT OF THE NEW FINDINGS, WE BELIEVE A 6" REDUCTION IS NOT WARRANTED.

5. WE HAVE PROPOSED PRIVACY LANDSCAPE SCREENING AND APPROPRIATE FENCING BETWEEN BOTH 172 AND 178 TO MITIGATE ANY PRIVACY CONCERNS. THIS SOLUTION HAS BEEN UTILIZED SUCCESSFULLY NUMEROUS TIME BY THE PLANNING COMMISSION AND OR STAFF ON PRIOR PROJECTS.

6. NEIGHBOR OUTREACH WAS CONDUCTED BETWEEN THE PARTIES - SEE THORNBERRY (176) RESPONSE.

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