

Architect

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December 7, 2021
Project: 16529 Marchmont Dr.

Member of the Planning commission & Planner Erin Walters;

This letter is in response to a letter you received on Dec. 7 from David Mortaz, who lives at 16515 Marchmont. His residence is located east of the subject property.

Mr. Mortaz makes the comment that the project is a "monster home". The total square footage of the proposed residence with the addition is 3096 sf, under the maximum allowed of 3333 sf

He states that the addition will impact his privacy. There are only 3 windows on the east wall of the 2nd floor and all are noted on the plans to be obscure glass. There will be no privacy impact.

He states that the proposed addition will impact his potential for solar panels. Solar panels are most efficient on south facing roofs, second is east facing and third is west. The only shadow that this addition will cast on Mr. Mortaz's roof will be in the winter at around 3-5 pm on his western roof. If he does contact a solar company for an installation, they will put the panels on his eastern facing roofs, which the addition will not shade at any time of year.

In closing, Mr. Mortaz was contacted very early in the design phase of this project and expressed that he had no concerns with the idea of a second story addition, in fact he even stated that he had previously had plans worked on for his own second story addition. Mr. Mortaz was contacted again after the design was closer to final and again expressed, he had no concerns. My client feels that they have done due diligence and were very surprised by this letter. Had Mr. Mortaz expressed any reservations about the project, meetings could have been arranged to discuss them.

Respectfully,



Steve Benzing
Architect C-17985
Cc: Cassidy

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