

## David Kornfield

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**From:** Jerry Shaw <shawjerry.ca@gmail.com>  
**Sent:** Wednesday, December 20, 2017 3:19 PM  
**To:** David Kornfield  
**Cc:** Jerry Shaw  
**Subject:** 2046 Kent Drive additional inputs based upon new disclosures  
**Attachments:** 2046 Kent Presentation Shaw rev4.pptx; Pats Presentation rev1.pptx

**Date: 12-20-2017**

**To:** Mr. David Kornfield (Planning Services Manager)

**RE:** 2046 Kent Drive Design Review Commission inputs for tonight's 7 pm meeting at the planning department

Please find enclosed an updated document based upon newly disclosed information to the previously supplied on 12-13-2017 please discard the old and replace with enclosed after you review, I would like you to share this with you for comment and suggestion before I share with the commission.

### **Background:**

After raising questions with the Architect (12-09-2017) Mr. S. Ragunthan kindly erected poles (12-16-2017) that helped me ascertain the proposed project impact.

Erected to depict the height of the structure they fall 2 feet short of the proposed structure height (25 feet).

Once realizing the impact was greater than what I had estimated in my previous correspondence, I revised the pictures as to what I think is reality.

I have raised questions regarding the original engineering documents with Mr. David Kornfield. We are now dealing with technical details late in the project specifically:

1. Drawing A10 is off by a three foot error (adds to view impact).
2. Drawing A9 view depictions are consequentially misleading.
3. 25 ft. setback request not needed due to "drafting error" (both communicated to me on 12-19-2017)

### **Summary:**

We are the most affected property in the community with this proposal by the loss of view in our family room, deck and backyard. The outreach has been very little and late.

Initiative to foster a better effort to communicate with the existing community is missing. It is lacking and late compounded with technical errors. This combination impacts the quality of judgments about the project and fosters doubt.

**Neighborhood context:** This will be a dominating structure at the base of Kent Drive and Scott Lane towering ~ 41 ft. above Kent and 25 ft. above its Andover driveway and placed upon a small corner lot. This will set precedent in hillside view areas where downhill second story construction will obstruct and diminish view and enjoyment, the very thing that adds significant community values .

**Alternatives:** My position is Strong that thought should be given to the overall height of the proposed plan on the existing 974 Andover View.

- Reduce (Drop) existing grade by 3 feet and
- Reduce the first floor plate to 8ft in combination with reduced roof pitch of 3 / 12

# 12-20-2017 Design Review Commission

- 974 Andover Way concerns overview

## Agenda

- Factors Leading to a Ambiguous Representation
- A-10
- Elevation updated visual aid Kent to 974 Andover
- The 974 Andover View Background to the Visual aids
- Photo Introduction
- Family room view impact
- Deck View
- Scott Lane View looking up to 2046 Kent Drive
- Alternatives in light of new information
- **Summary:**

## Factors Leading to a Ambiguous Representation

of Plan vs Actuals → dwg ref A10,A8,A7,A7A (12/04/2017)

### 2046 Kent to 974 Andover Garage to Garage slab discrepancy (dwg. A10)

- updated measurement to 11 ft. 10.5 in. vs. original 14 ft. presented (~2 ft. lower error)
- (slab to 2<sup>nd</sup> floor elevation 974) 9 ft. 11 ½ in vs measured 9ft floor elevation (~11 ½ in lower)

Resulting Impact is the 2046 Kent slab to Andover 2<sup>nd</sup> floor elevation is significantly in error 20 ft. - 10.5 in vs 23 ft.- 11.5 in (difference of 3 ft. – 1.5 in.)

### 2046 Kent Ridgeline height to existing slab is actually (dwg. A10,A8,A7,A7A

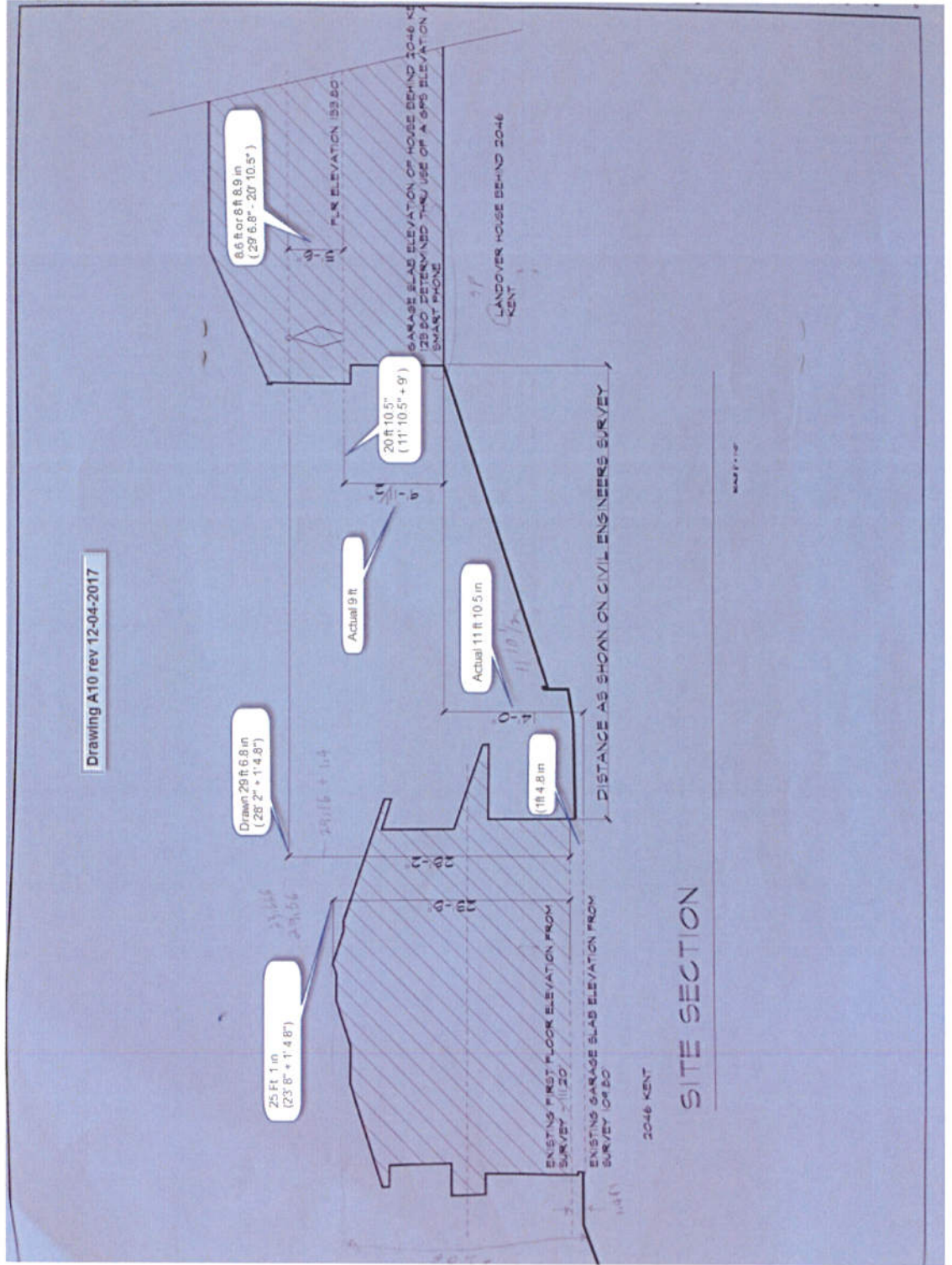
- 1<sup>st</sup> floor to slab elevation height not used for ridge height under valuing by 1.4 ft. (1 ft. 4.8 in.)
- The height 2046 Kent slab to 1<sup>st</sup> floor 1.4ft ( 1Ft 5in) not in 23ft 8 in ridgeline calculation
- Bottom line: Actual slab to ridgeline is 25 Ft

## Summary

Visual standing or sitting eye level vistas depicted (dwg. A10) are understated by compounded errors discussed above

# A-10 Elevation updated visual aid

## 2046 Kent to 974 Andover



# The 974 Andover View

## Background to the Visual aids

- The following illustrations were constructed by merging an actual photo with the engineering line drawings obtained rev 12-04-2017
- The orange poles erected late Saturday 12-16-2017 represented the high ridge height and line length. They can be seen in the illustrations.
- The construction crew indicated they were 8 ft. in height and were securely attached below the existing structure ridge line. But do not represent the 25 ft height they are believed to be at 23 ft. (8 +15)
- The vertical PVC pipe tee's are 5 ft. up from the bottom
- The poles were helpful in scaling the line drawings to horizontally position the high ridge.

# Photo Introduction

The next three views each has a unique prospective

- Family room view impact
- Deck View - Superimposed Drawing
- Scott Lane View looking up to 2046 Kent Drive

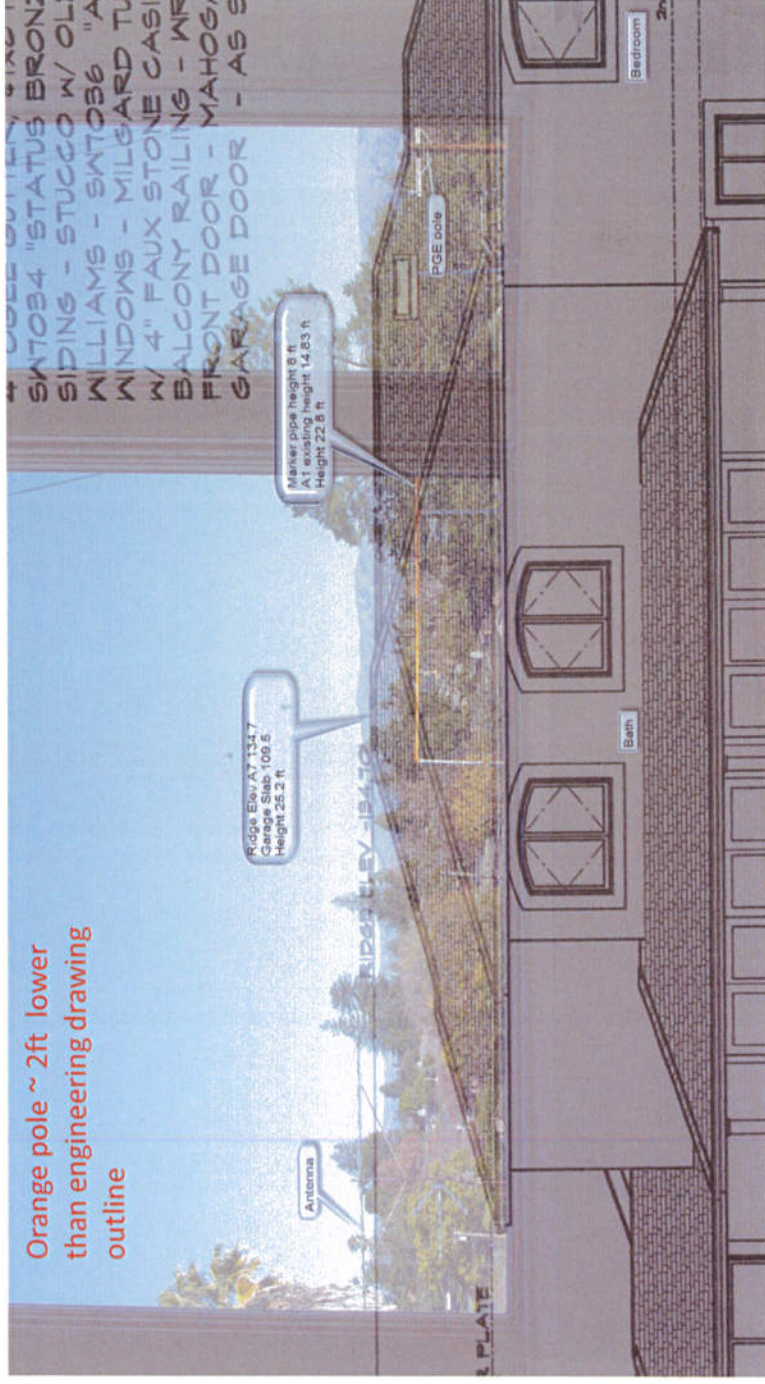
See for yourself→

We feel you would have a more accurate assessment of the impact of the proposal if you would visit our residence and the neighborhood. My wife and I again extend the invitation to our home.

# Family room view impact - Superimposed Drawing

from uphill 974 Andover Way

- Near field view impact significant
- Orange Post aided ridgeline photo alignment - bay window to A7 drawing
- Ridgeline height (~25ft) is closer to antenna than orange outline pipes

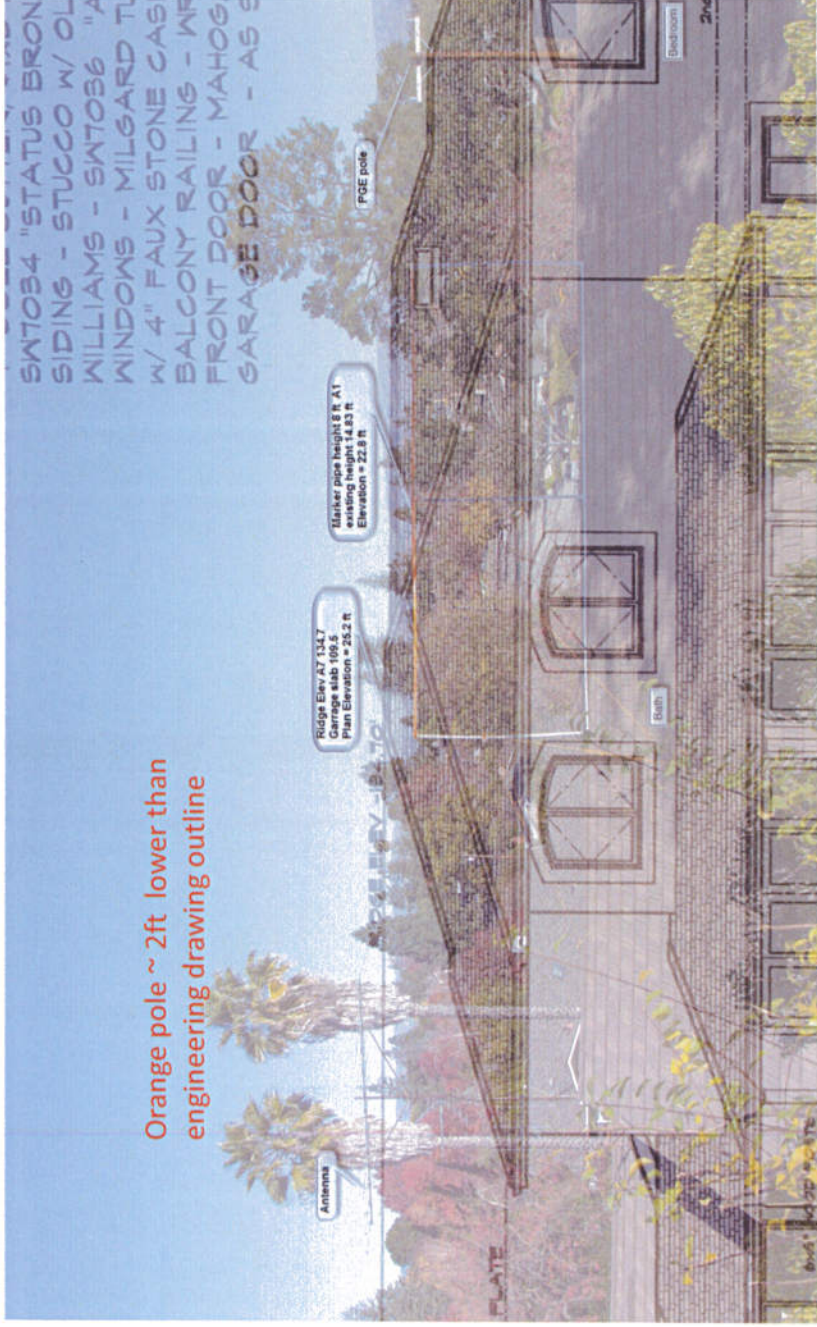




# Deck View - Superimposed Drawing

from uphill 974 Andover Way

- Greater impact to deck & rear yard
- Deck is 8 inches ( 3/4 ft. ) lower than Family room floor
- Orange post aided ridgeline photo alignment - bay window to A7 drawing
- Ridgeline height (~25ft) is closer to antenna than orange outline pipes



# Scott Lane View looking up to 2046 Kent Drive

- Uphill 2<sup>nd</sup> story development changes neighborhood view lots
  - A concern of the neighbors that we talked to
- 41ft ridge line dominates Scott Lane & Kent Drive intersection



## Alternatives in light of new information

My position is that “Strong Thought” should be given to the overall height of the proposed plan on the existing 974 Andover View.

### **Alternatives:**

- (Drop) existing grade by 3 feet
- And reduce the first floor plate height to 8 ft in combination with reduced composite roof pitch to 3 /

## Summary:

- We are the most affected property in the community with this proposal by the loss of view in our family room, deck and backyard.
- The outreach has been very little and late.
- Initiative to foster a better effort to communicate with the existing community is missing.
- What is there is lacking and late, compounded with recent technical errors disclosed to me 12-19-2017.
- This combination impacts the quality of judgments about the project and fosters doubt.

# Pats Points

- Until the recently disclosed inconsistencies pointed out have been satisfactorily explained and the impact on my view adequately represented, *I feel the plans should not be approved*
- The proposed structure being considered at 2046 Kent Dr will greatly impact the view I have enjoyed for 30 years and infringe on my privacy while on my deck and in my back yard.
- The 14 Camphor trees along the south fence between 2046 Kent Dr and my property must be addressed. These grow 50-60 feet tall and have a 40-50 ft. canopy ([gardeningguides.com](http://gardeningguides.com))
- To allow the Camphor trees stay will cause our view to be further negatively impacted as these trees grow. I believe there are other tree species will meet both our needs.