

Steve Golden

From: Janaki Tenneti <jtenneti2010@gmail.com>
Sent: Wednesday, July 15, 2020 1:04 AM
To: Steve Golden
Subject: 1035 Ray Ave Project - DRC meeting 7/15/2020
Attachments: image001.gif

Dear Design Review Commission

We were made aware, by our neighbors, of the proposed 2 story new construction at 1035 Ray Ave. We are deeply concerned about the proposed second story deck and the numerous large windows towards the rear. We support our neighbor's concerns about the invasion of privacy and light pollution. Mitigation should include removal of the deck and the large windows at the rear. If a deck is desired, then placing it towards the front of the property like 1055 Ray Ave is a good option.

We have lived at 1040 Rilma Lane for 23 years. We have 3 direct rear neighbors on Ray. 1035 Ray is our rear adjacent neighbor to the south. Our lot is 1/3rd acre but has a shallow and long backyard with professional landscaping. The trees we have planted towards the south end of our garden are deciduous to allow sunlight into the backyard especially during winter when the sun is lower on the horizon. The proposed deck on the second story will allow for sight lines into our backyard as well as the living quarters towards the south end of our property invading our privacy. The nighttime light pollution from the abundant windows to the rear would be intrusive as well. Trees, while always used as a tool to preserve privacy, are not permanent unlike a building. We believe it is prudent to get the building design right rather than depend on impermanent landscaping to mask .

We are very concerned that allowing such decks at the rear would set an alarming precedent for future developments, especially in this neighborhood. The family neighborhood will take on an apartment like feeling with lack of privacy and security. Given the trend, it is a fair assessment to anticipate. While we understand the applicants desire to build a nice 2 story house for their family, we also do want to preserve our privacy as well as the character of the neighborhood.

We are also quite troubled by the necessity to remove existing tall trees on the property. This seems to be a trend too. I remember when we first moved in, this neighborhood had beautiful green forest like appearance including the backyards on Ray. One by one these properties are getting bare. Yes, trees die naturally but this is akin to deforestation to build out. We would also like to bring your attention to the fact that placing Cat 1 and 2 trees near a property line does not provide any privacy as the canopy of these trees are well above sight lines. They however will block sunlight and put almost the entire backyard in shade.

In conclusion, we ask that the rear 2nd story balcony as well as rear second story windows over the stairway please be removed . In addition, please retain as much of the existing mature landscaping as possible.

Thank you for your concern and taking into consideration the neighborhood input to help preserve not only our privacy but also the character of the neighborhood.

Sincerely

Raman and Janaki Tenneti

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Regards
Janaki Tenneti