

Aaron Henson

From: Terri Shepherd <terrishepherd@gmail.com>
Sent: Thursday, February 25, 2021 9:00 AM
To: Aaron Henson
Subject: PLVAR20210052 - Neighbor Feedback

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Aaron,

RE: Marken Summit Development - Variances Requests*

Project Number: PLVAR20210052 (Lot 12 *and all other variance requests in the subdivision)

I do not agree with or support the height variance requested as part of project number PLVAR20210052 (Lot 12) in the Marken Summit subdivision.

At first, 3.5 feet extra doesn't seem like that big of a deal, but based on the allowable height per building code, it's more than a 10% increase on top of allowable building height. Further, the applicant makes inaccurate claims that the proposed home is of similar scale, height, or appearance of existing homes in the surrounding neighborhood. Few, if any, homes in the surrounding area have a 3-story front elevation or a farmhouse aesthetic like what the applicant has shown in the elevation (I will document the surrounding neighborhood front elevations as proof if requested). **A 10% variance request, on top of a 3 story home that doesn't match the vernacular architecture is unacceptable.**

Additionally, I would like to express my sincere concern as public record about this subdivision development. It appears that misleading claims by the applicants (Joey Shearer of AKS Engineering and Forestry) and code "workarounds" have been made throughout this project to maximize density and profit without thought for the surrounding neighborhoods. For example, the original development site description misrepresented that the site only included "dozens of Ponderosa and Juniper trees" when in actuality it was a densely forested 5 acre site. The original lot was clear cut of all significant trees to completely change the site topography, blasting away natural features and changing the already steep grade from 12+% to 50+% to create 9 additional lots (Lots 1-9). These topographic changes have significantly altered the natural landscape (slope in excess of 50% grade), existing homeowner views, and natural light into Rainbow Ridge Drive. Now the applicant is requesting another exception to build 3 story homes plus a 10+% height variance on top of artificially created lots. This is unacceptable and significantly affects surrounding neighbors. I strongly encourage the Planning department to consider the lack of neighbor support and deny this (and all other height variance requests) in this subdivision.

Sincerely,

Terri Shepherd
2760 NW Rainbow Ridge Drive