

Aaron Henson

From: shin kamaya <shinkamaya@gmail.com>
Sent: Tuesday, March 2, 2021 12:36 PM
To: Aaron Henson
Subject: Marken Summit Development - Variances Request - PLVAR20210052

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Aaron Henson
Senior Planner,
City of Bend – Planning Division

RE: Marken Summit Development - Variances Requests

Project Number: PLVAR20210052 (Lot # 12)

March 2nd, 2021

Dear Aaron Henson,

I am writing today to voice my disapproval of the height variance for the property in question. While it appears that the builders are requesting a small variance of adding an additional 3 feet of height, the result of this will allow the builders to build a third story for each house in the Marken Summit Development. Allowing this variance to individual properties within the Marken Summit Development will set the precedent that the entire development of 30 properties will receive this height variance. (At the time of writing we have already seen six requests for lots 10, 11, 12, 13, 15, & 16 within this development.) Allowing variance for this development will set a precedent that violating the height restrictions for all of Bend RS zones is allowable by the City of Bend Planning Division and will erode the intent and development of the building code.

I believe the builders of the Marken Summit Development had planned to apply for the height variance at the beginning of the development, as evidenced by the application for height variance for multiple lots. The builders also did extensive ground work including blasting bedrock and months of processing rock to drastically change the landscape. Given this extensive work they did on the land, I believe if the builders had any intention to comply with RS building code, they had ample opportunity to adjust the land according to their needs prior to this point.

Therefore, I believe that the City of Bend Planning Division should make a stand against this height variance for the Marken Summit Development, and that doing so is in the best interest for the City of Bend and the Planning Division. I believe many future builders and developers will see this capitulation on the part of the City of Bend as complacent approval to defy the building code from the outset of planning, and therefore making the building code obsolete.

Thank you for your time,

Shin Kamaya, MD
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