

March 2, 2021

Planning Division
City of Bend
PO Box 431
Bend, OR 97709

Attn: Bobbie Van Tassel, Assistant Planner

Re: Opposition to Residential Height Variance Request
Project Number PLVAR20210055

The developer for the recently platted Marken Summit subdivision has put forth six variance requests to exceed the maximum residential building height within the City of Bend including the above referenced PLVAR20210055 for Lot 16. I feel strongly that the request for a height variance in order to construct residential dwellings with 3-story street front elevations on 20% of the new lots was incredibly short-sited in the development of this subdivision.

Over 14,000 CY of material was excavated and placed during the civil development of this subdivision. For the developer to claim that the height variance is necessary due to the “varied topography” of the lots, it must be taken into consideration that this topography was created and not existing for each and every lot in the subdivision. Massive clearing operations took out nearly every tree from the 5-acre parcel and provided the developer the opportunity to shape the landscape in a manner far from its original state. Granting an exception to this property which has undergone extensive earthwork would set a poor precedent for both the remainder of this development and the City of Bend as a whole.

Based on the developer’s opportunity to design parcels and homes that comply with the City’s building codes I see no reason why a height variance has merit in this circumstance. Contour lines on submitted plan sheets rarely tell the entire story. If you have not had the opportunity to visit this project site, I invite you to do so in person to help understand the concerns of my family and neighbors and why we feel a height variance would be inconsistent with the architectural vernacular of the surrounding neighborhoods.

Thank you for your consideration.

Josh Gobershock