

PLN22-00209 - 2663

Sonoma Place

Owner presentation to Development Review Hearing
September 14, 2022

Support from Neighbors

- Our property is a corner house across from public property. Of the two adjacent houses
 - One has no private space sight lines (large trees block the view, but it is their driveway and entryway and not a private fenced space)
 - The other adjacent house will be facing the new bathroom/closet with no clear windows facing their property. Therefore, any privacy issues have been mitigated with the design.
- We have discussed with most neighbors whose home is either adjacent or has a direct view of the subject home and none who we have talked to have any objection
- Purpose of the terrace is for additional private outdoor space.
 - We enjoy stargazing and astronomy.
 - Second floor will be a “master suite” with just a bedroom, bathroom, and closet.
 - No intention for gatherings or parties as that would involve guests having to access our private bedroom in order to reach the terrace.
- We request approval with the design as is for the reasons above and outlined on the following slides.



Considerations for Size of “Balcony” Based on 2014 Guidelines

- Page 5, 2b. *Construction at or above the second-story should be carefully designed to minimize building massing, the placement of windows, balconies, and location of common living areas, in order to minimize potential impacts on adjacent properties. A proposed two-story design must demonstrate that it protects the privacy of neighbors*
 - Location at middle/front has no viewing into side or back yard of neighbor
 - If moved to the rear, then the new structure would be very dominant at the front of the property creating massing that is undesirable
- Page 12, 4. *Avoid the use of second-floor decks and balconies in neighborhoods of patio homes.*
 - Neighborhood does not have patio homes
- Page 21, 3e. *Minimize Privacy Invasion: Decks, balconies, roof gardens, and roof terraces can add visual interest to a home. However, these features can also intrude, or create perceived intrusion upon the privacy of neighboring residents.*
 - Location at middle/front has no viewing into side or back yard of neighbor

Considerations for Size of “Balcony” Based on 2014 Guidelines

- Page 21, 3e.1. Minimize the use and size of second-floor outdoor spaces such as balconies and decks.
 - Terrace size is reduced to not be all available space on roof. Original design had terrace extended to front wall of the ground floor, current design has front of terrace setback more than five feet
- Page 22, 3e.7. *The use of solid walls to frame one or more sides of the balcony are encouraged as a method of limiting the field of view from the balcony using existing articulations of the facade.*
 - Design is for all solid walls minimum 42 inches high, but maybe slightly higher.
 - Setback from front of house will effectively use first floor roof and garage to create privacy.
- Page 22, 3e.8. The placement, orientation, and design of the balcony should pay special consideration towards privacy impacts on neighbors and the subject home’s own inhabitants. Measures for preserving privacy can include plantings on the balcony as well as obscure glazing.
 - Privacy for neighbors
 - Location at middle/front has no viewing into side or back yard of neighbors
 - Design is for all solid walls minimum 42 inches high, but maybe slightly higher. Also, setback from front of house will effectively use first floor roof to create privacy.
 - Privacy for homeowners
 - Intend for plants around edges on the inside of the upper wall