

1. Massing is larger than the adjacent residence and neighboring residences along Hilmar Street.

- a. Our house will act as a buffer between the historic residential neighborhood and the large commercial buildings immediately to the north and east of your property.
- b. Assertions that a 2260 ft.² house is out of scale with the neighborhood and overwhelms nearby buildings is simply not true. This is a very modest sized house by contemporary standards, a regular house for a family of four. Suggesting it's some kind of giant structure that's going to have tons of people coming and going makes no sense. And, in fact, it is quite typical for the neighborhood. The house immediately southwest of 530 Hilmar has had its garage converted into a second unit which is ON the property line with zero setbacks. Three cars in the driveway strongly suggest 2 or more families living on the parcel. The only open space on the lot is the driveway plus a 12 X 30 front yard. There is another contemporary house down the block on Chapman that is almost 2000 ft.² The neighborhood is simply not a cohesive historic district and our project does nothing to harm the existing historic buildings nearby.

2. Ground floor front setback is closer to the street than adjacent residence and neighboring residences along Hilmar Street.

Our ground floor front setback is 20 ft and 6" in comparing to next door set back of 18 ft

3. Second-story front setback is closer to the street than adjacent residence and neighboring residences along Hilmar Street.

Our second floor front setback is 27ft and 3".

Here are some of the houses' sizes nearby.

- a. 530 Hilmar st – one story, size: 1059 sqft, 2BR, 1BT, lot size: 4320 sqft, this house has about 18ft first floor setback.
- b. 540 Hilmar st – 2 stories, size: 1874 sqft, 3BR, 2BT, lot size: 4500 sqft
This house has about 18ft first floor setback.
- c. 550 Hilmar st – 2 stories, size: 2031 sqft, 3BR, 3BT, lot size: 4639 sqft
This house has about 19ft first floor setback.
- d. 560 Hilmar st – 2 stories, size: 2328 sqft, 3BR, 4BT, lot size: 4500 sqft
This house has about 20ft first floor setback.
- e. 570 Hilmar st – 2 stories, size: 1708 sqft, 3BR, 2BT, lot size: 4639 sqft
This house has about 20ft first floor setback.
- f. 591 Hilmar st. 2 stories, size: 2104 sqft, 3BR, 2BT, lot size: 4356 sqft
This house has first floor set back about 16ft, and second floor set back about 25ft.
- g. 631 Hilmar st. 2 stories, size: 2190 sqft, 3BR, 2BT, lot size: 4500 sqft

This house has first floor set back about 15ft and second floor set back about **23ft**

- h. 641 Hilmar st. 2 stories, size: 2122 sqft, 4BR, 3BT, lot size: 4499 sqft
This house has first floor set back about 15ft, and second floor set back about **27ft.**
- 4. Orientation is not congruent with the neighboring residences along Hilmar Street.
 - a. Our proposed project has been carefully designed to respect the existing neighborhood by using a traditional architectural style (pitched roof, entry porch, etc.) and setbacks that conform to historic buildings in the neighborhood.
 - b. It avoids creating a false sense of history and thus conforms to rules for infill in historic neighborhoods.
 - c. We are taking on a distressed and dilapidated property and offering restore it to productive single-family residential use, we aren't demolishing a historical resource.