

Slides For PA-2022-051 Appeal

By Dennis Lee

Our Backyard Facing The Back Wall of the Project In Question



Use 2 & 3 To Create A Visual Reference of the 5 Windows to Our Yard



5 Windows Overlook Our Yard Including Our Deck Area On the Left



5 Windows Overlook Our Back Windows & Private Space



City's Design Guidelines Section 6b

6b) Privacy - Placement of Second-Story

The placement of a second-story addition on a house can create privacy impacts on adjacent neighbors. When planning an addition, evaluate how the location of the second-story on the property may affect privacy by creating sight lines into adjacent homes.

- Is the second-story addition located to avoid direct views into neighboring windows or yard areas?
- Can the proposed second-story addition be pulled back from a property line to protect a neighbor's privacy?
- Can manipulation of architectural forms create or enhance neighboring privacy?
- Could the desired expansion be better accommodated with a single-story addition?

Guideline:

5 Key Points in Section 6b

- **Avoid privacy Impacts on adjacent neighbors**
- **Avoid creating sight lines into adjacent homes**
- **The second-story addition to avoid direct views into neighboring windows or yard areas**
- **Manipulation of architectural forms to enhance neighboring privacy**
- **Design house additions to respect adjacent neighbor privacy**

All above key points fail.

About These 5 Windows

- **5 windows crammed on the rear wall (~22 ft wide) whereas each of the two side walls (~27 ft wide) only has 2 windows**
- **Direct views/sightlines into our yard, windows and private space - family room, bathroom, two bedrooms**
- **Do not respect our privacy**
- **Overly large, intrusive and intimidating**

Our Proposal

- Use venting skylights that can open/close, get air/light and won't impact others privacy
- Move some of the windows at the rear wall to the side walls
- Raise the windows sill height to above eye level just as many bathroom windows do
- Frosted windows could still work if having them as fixed windows or picture windows that don't open
- A combination of above such as: moving two windows to the side walls, having one/two skylights and raising the rest of windows sill height above eye level

As the project owner stated in one of the email exchanges: The five windows for the bathroom and stairway “are merely there to bring light into the house.”

All above suggestions satisfy this statement.

Revisit Slide 4 - A Visual Reference of the 5 Windows to Our Yard



Thank You!