



FW: Response to Huber letter for Palisair Home Owners Association

2 messages

Francine Kirkpatrick <DrFKirk@verizon.net>

Wed, Mar 26, 2014 at 6:31 PM

To: Hal Erdley <erdley@ieee.org>, Larry Friedman <lpfriedman1@gmail.com>, Steve Di Saia <steven.disaia@sdma.com>, Patti Gallagher <p.gallagher2@verizon.net>, Diana Ungerleider <dianaunger3@gmail.com>, Syd Vinnedge <syd.vinnedge@gmail.com>, Vi Walquist <viwalquist@gmail.com>, Karen Olan <karenolan@beckarmed.com>

Hello all,

Here is the response from our architect, Richard Blumenberg, to the 2/25/14 letter sent by Mr Hubner, the attorney for Del Colliano. As you recall, in the Hubner letter are comments by Mr Rees, architect for Del Colliano, to which Richard has responded.

Francine

----- Forwarded Message

From: Richard Blumenberg <Richard@rlbarchitecture.com>

Date: Wed, 26 Mar 2014 14:21:00 -0700

To: "Francine Kirkpatrick (DrFKirk@verizon.net)" <DrFKirk@verizon.net>, "Larry Friedman (lpfriedman1@gmail.com)" <lpfriedman1@gmail.com>

Conversation: Response to Huber letter for Palisair Home Owners Association

Subject: Response to Huber letter for Palisair Home Owners Association

I have reviewed the questions raised in Terrance P. Hubner's letter dated February 25, 2014, and looked at the properties cited in the letter. The following is my response to the comments made from Bobby Rees, the Project architect.

1. The difference in height & mass between the proposed butterfly roof and the suggested double pitch gable roof is substantial. If the suggested roof eave faces the neighbor, and the eave height matches the low point of the proposed butterfly roof, there would be substantially less height and impact for the neighbor than the proposed design.
2. The gable roof would be lower than the proposed butterfly roof. The proposed butterfly roof rises for a distance of 31'-6" (at 2:12 pitch) from the low point cricket to the highest point at the rake facing the front. The suggested roof would have an eave starting at the height of the proposed butterfly roof cricket and sloping up to the ridge for a distance of 9'-3" (at a 2:12 pitch). The height difference is $((31'-6"-9'-3")/12) \times 2'-0" \text{ rise} = 3.71 \text{ ft. difference}$. If a 4:12 pitch was requested in lieu of the 2:12 pitch, the height would be 1.855 ft. lower.
3. Not correct. The peak of the second floor gable roof would be at mid-point of the roof between the right side and left property lines. The gable is to face the front and rear—not the side.
4. The chimney would be lower with the suggested roof than the proposed butterfly roof. The current butterfly roof chimney height is determined by the highest portion of the roof within 10 ft. of the chimney. That translates to a length of roof of 29 ft. from the low point cricket to the high point of the roof within 10 ft. of the chimney. The suggested roof design would have its ridge 9'-3" from the eave. The suggested roof chimney height is $((29 \text{ ft.} - 9 \text{ ft.} - 3 \text{ inch})/12) \times 2 \text{ ft rise} = 3 \text{ ft. } 3\text{-}1/2 \text{ inches lower}$. If a 4:12 roof pitch is requested instead of the 2:12 pitch, the suggested

roof chimney height would be 1 ft. 7-3/4 inches lower than the proposed butterfly roof design.

5. The choice of the location of the second floor is due to the applicant and his architect—not the HOA. If the design looks out of place it is due to the proposed design.

6. In driving around the neighborhood and looking at the houses listed by Mr. Huber, 85% of them satisfied the 15'-6" height requirement. The second story was achieved by grading the lot down from the existing grade—not up.

They were able to be within the height constraints and did not request a variance which is currently being requested from this applicant.

7. The ranch houses by Cliff May and the butterfly roofs by William Krisel & others were true to their respective styles. They did not mix up styles. Most of their designs were single story homes. The proposed design is much more massive than necessary to achieve the 2nd story desired by the applicant.

Please call if you have any questions.

Sincerely,

Richard Blumenberg, AIA, LEED AP
Architect

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----- End of Forwarded Message

Francine Kirkpatrick <DrFKirk@verizon.net>
To: Diana Ungerleider <dianaunger3@gmail.com>

Wed, Mar 26, 2014 at 6:32 PM

For the file

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