



Diana Ungerleider <dianaunger3@gmail.com>

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## 16163 Anoka Drive

1 message

drfkirk@verizon.net <drfkirk@verizon.net>

Mon, Apr 7, 2014 at 11:12 AM

To: iserota@braggkuluva.com

Cc: Steven.DiSaia@sedgwicklaw.com, lpfriedman1@gmail.com, halerdley@gmail.com, dianaunger3@gmail.com

Hello Lori,

I'm pleased to have met you Friday.

Per your request attached are the following:

1. Two photos of 16163 Anoka story poles taken by Hal Erdley, Board member.
2. Baumblatt law suit final judgment - PHOA denied a second story so owner sued PHOA. PHOA won suit and appeal.

Included are the two properties we discuss, both are examples of approval process time span not uncommon especially for more complex plans applications:

1. 16157 Anoka Drive (neighbor east of 16163 Anoka). This plans approval process spanned 1-1/2 years from initial submission of plans to PHOA plans approval. Attached is the 1/8/09 PHOA letter approving a height variance. As the letter does not state the amount of the variance (which was 2-1/2 feet) I have included sheet 1-8 of the initial set of plans dated 6-22-07 that were submitted to the PHOA. Height restrictions are measured from the original building pad to the uppermost part of the proposed roof, which in this case is 18 feet, 2-1/2 foot beyond the 15.5 ft limit. That required the variance. The homeowner added to his 18 ft by lowering the original building pad by 5 feet thus achieving his 2 story home.
2. 16058 Anoka Drive plans review is ongoing and represents over a two year time span the the PHOA has been working with this owner toward plans approval which has yet not been granted. This is also an example of the owner choosing to dig down 5 feet from the original building pad to accomplish the size home desired. These plans are within the 15.5 ft height limit, however, from original building pad to top of proposed structure. Attached is an early, possibly the first, PHOA letter to the owner dated 11/8/11. The last communication I have in my files is a PHOA email to the project manager dated 3/25/14. Both are attached.

Also attached is the letter from real estate broker, John Aberle, (hired by Margye Baumbgardner, next door to 16163 Anoka).

If there is anything else I can do please let me know.

Best Regards,

Francine Kirkpatrick

PHOA Board member

Francine Kirkpatrick, PhD, FIPA

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8 attachments



**16163 Anoka Dr Story Pole View from Margye walkway 12-20-13.jpg**  
149K



**16163 Anoka dr Story Pole View from Schultz 12-20-13.jpg**  
136K



**2009 Baublatt judgment.pdf**  
1232K



**1-8-09 PHOA variance letter.pdf**  
1244K



**11-8-11 PHOA - Letter to Ray Nosrati .PDF**  
160K



**3-24-14-EMails-Di-Saia-Project-Manager-re-neighbors-questions(2).pdf**  
109K



**12-26-13 letter Aberle to Baumbgardner.pdf**  
1009K



**16157 Anoka Section Sheet A-8.pdf**  
318K