



Phase 2 Preliminary Approval

1 message

Larry Friedman <lpfriedman1@gmail.com>

Mon, Feb 16, 2015 at 10:47 PM

To: Jerry Del Colliano <jerry@hometheaterreview.com>

Cc: "Di Saia, Steven" <Steven.DiSaia@sedgwicklaw.com>, Patti Gallagher <p.gallagher2@verizon.net>

Bcc: dianaunger3@gmail.com

As you requested I wanted to confirm the vote at tonight meeting on Phase 2 of your project at 16163 Anoka Drive.

The vote was on the preliminary approval of your plans with respect to height and style of Phase 2 of the structure only. Further preliminary approvals will be required that will necessitate submission of a complete set of plans conforming with the PHOA guidelines on our website.

In Favor 4, Voting against 1, Abstaining 3

The motion then carried.

You will be getting a more detailed preliminary approval letter later this week.

You should also know that any grant of a variance or any other approval of any kind with respect to the use of or construction on any property covered by the CC&R's shall be conditioned upon its not creating a right or any other benefit in such property or its owner or any subsequent owner of such property that would restrict, in any manner whatsoever, the right to the use of or construction on any other property covered by the CC&R's which right or benefit existed prior to any such grant or other approval. The foregoing to the contrary notwithstanding, any variance or other approval document shall state that whatever view may be created or enabled by such variance or other approval with respect to the subject property, shall not create a right in the subject property or its owner or subsequent owner that shall prevent or preclude the approval of the use of or construction of a second story on any other property covered by the CC&R's if the latter grant or approval could or should have been given in the absence of any variance or other approval given with respect to the subject property. The terms of the grant of a variance or any other approval including any restrictions shall be recorded against the subject property in the public records to give notice of the terms of such variance or other approval.

Larry Friedman