



discussion of the proposed roof top deck...

2 messages

Sheryl Schey <sheryl.schey@gmail.com>

Sun, Feb 8, 2015 at 6:01 PM

To: Palisair Homeowners Association <palisair@gmail.com>

I am a new homeowner in the neighborhood, attended yesterday's "roof top deck" meeting and I was invited to share my thoughts. It was certainly evident that there is a divide among homeowners over the issue of roof top decks and what constitutes view obstructions. It was clear the plans presented by the homeowner did not exceed the guidelines of height limitations as described in the CC&Rs, nor did they appear to encroach upon the views of the surrounding neighbors.

I felt Mr. May's anguish as he stated that he has been held hostage for months, to receiving approvals for his project, and even more so when I heard the comments of a neighbor who threatened a "big lawsuit" over her view rights if the owner continued to pursue his plans. I would hope, that while it is important to encourage discourse and acknowledge the diverse opinions of the community, the members of the Palisair Board would make decisions for approvals for submitted projects based upon the specific guidelines of the CC&Rs. The issue to allow or disallow roof top decks should be addressed in the broader examination of changes to the CC&Rs, if indeed the majority of the homeowners supported it. It does not seem fair that a homeowner should be subject to scrutiny above and beyond what the CC&R's address.

I heard concerns about noise from large gatherings coming from roof top decks, and in another conversation a neighbor complained about a recent party from someone's backyard where the police had to be called. The bottom line is a bad neighbor will be a bad neighbor on a roof top deck or otherwise. I heard concerns about the issues of height, but I am not sure that all of those present understood how a clear glass guardrail that was on a deck, measured at 11' from the ground would be below the maximum height allowed by the PHOA, and would be less of a "mass" than a roof built to the maximum allowed height of 14'6" from the finished floor. I also heard concerns about privacy issues, and as I stood above Mr. May's lot and was clearly able to see into his existing back yard from an elevated level, it occurred to me that privacy is hard to define.

There were many opinions being expressed yesterday, that had little to do with if the plans presented met the criteria for approval under the current CC&Rs. Does anything on the plans exceed the 15'6" maximum allowed from existing grade within the confines of the setbacks? If not Mr. May should be given his permit to proceed.

Respectfully submitted,

Sheryl Schey

Palisair Homeowners Association <palisair@gmail.com>

Wed, Feb 11, 2015 at 1:31 PM

To: Sheryl Schey <sheryl.schey@gmail.com>

Hi Sheryl,

Thanks for your e-mail to PHOA about rooftop decks and Mr. May's building project. I will share this with the other Board members; we will be meeting soon to discuss these issues.

Your input is appreciated.

Diana Ungerleider, PHOA Secretary

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