

Palisair Home Owners Association

A NON-PROFIT CORPORATION

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The association itself is a "Tract Committee" under the Declaration of Restrictions covering Tracts 15944, 15948 and 19890, and operates as such through its Board of directors and its Officers

PHOA SPECIAL BOARD MEETING

APRIL 25, 2017

MINUTES

I. President Francine Kirkpatrick called the meeting to order at 7:15 p.m. at Diana Ungerleider's residence. Present: Brian Bradford, Diana Ungerleider, Howard Weisberg, Suzanne Weisberg, Chuck Emerick and Francine Kirkpatrick. Absent: Miriam Schulman and Roger Broderick. Also present: Kim Bantle and Richard Blumenberg.

Guests present: Steve and Kristin Chapin, Mark Pisani (the Chapin's architect), Ho Nguyen (assitant to Mr. Chapin), Hal Oliver, Dan Ray, Jane Hines, Joel and Joyce Ruskin, Ross Levinsohn and Vi Walquist.

II. The purpose of the meeting was to review and deliberate on the proposed construction at 1055 El Medio Avenue, owned by Steve and Kristin Chapin.

- a. Kirkpatrick summarized the Board plans review process including installation of story poles, seven Board site visits to neighboring properties, a neighborhood meeting, and added that the original plans included a second story which was removed by the owner from the current plans once given informal feedback that the Board unanimously opposed the second story due to obvious significant view obstruction as depicted by story poles. Of the four variance requests made, three will be reviewed tonight, leaving solar panel review for a later date with solar company plan submission.
- b. Richard Blumenberg reviewed the plans and the three variance requests were explained.
- c. Architect Mark Pisani explained that the plans had been revised to accomodate the concerns of neighbors.
- d. Next door homeowner Dan Ray, gave a brief presentation and several other homeowners asked questions and gave opinions during open discussion.

III. Voting

- a. *H. Weisberg moved, at Kirkpatrick's proposal, that she not participate in the vote on the variance for the westerly facing bedroom given her claim as an affected neighbor, but*

that she should vote on revised plans and the other two variances; Bradford seconded; five in favor; passed.

a. REVISED PLANS: Following deliberation, *Bradford moved to grant preliminary approval on the revised plans, with the exclusion of the three variance requests: the living room, the pool, and the bedrooms, which will be voted on separately; also excluded is the roofing material color; S. Weisberg seconded; five in favor, one opposed; motion passed.*

b. LIVING ROOM VARIANCE REQUEST: Following deliberation and on the basis of unreasonable view obstruction caused by the roof overhang that would extend above allowable height (Art III, Sec 1 and Article IV, Sec 2) and the request for off pad construction not on level ground (Art. III, Sec. 1, footnote 4), *Bradford moved to approve variance for living room provided that the 6 ft. roof overhang is removed; Emerick seconded; five in favor; one opposed; passed.*

c. POOL VARIANCE REQUEST to build off-pad above 15'6": Following deliberation and on the basis of unreasonable view obstruction, and objections to a 20-foot wall that is out of keeping with the character of the neighborhood and would set a precedential effect if allowed (Art.III, Sec.1),

H. Weisberg moved that the pool, deck and guard rail be modified so that no height variance is needed; Kirkpatrick seconded; five in favor; one opposed; passed.

Also, owner's architect's proposal was accepted that landscaping could raise ground level next to the wall to further significantly cover it.

d. BEDROOMS VARIANCE REQUEST to build off-pad above 15'6": Following deliberation and on the basis of unreasonable view obstruction (Art. III, Section 1), and construction on piles instead of on level ground (Art. 3, Sec. 1, footnote 4),

H. Weisberg moved to approve variance request for the bedrooms provided that a new lower level pad is to be created and that the roof overhang over the deck which is adjacent to the master suite and master bathroom be cut back so that the overhang should not exceed the length of the overhang at the west-facing elevation, which is 2 feet; Bradford seconded; five in favor; one abstention; passed.

The meeting was adjourned at 11:05 p.m.

Respectfully submitted,



Diana Ungerleider, PHOA Secretary