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ARCHITECTURE

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RECEIVED

JAN 25 2019

City of Carmel-by-the-Sea
Planning & Building Dept.

January 24, 2019

Marc Wiener – Director of Planning
City of Carmel

Re: Salehi Residence, San Carlos, 3 NE of 1st

Dear Marc; We have requested a variance to allowable plate heights for the above referenced property.

The site has a large, healthy Monterey Pine located roughly middle in the middle of the lot. We designed our approved project to work around this tree, always maintaining a minimum of a 6' setback. When the contractor began preliminary grading activities it became clear that the tree had below-grade buttress roots that would be impacted by the proposed foundation despite the setback.

On January 14th I met with the contractor and Mike Branson, City Forester, to review the hand-excavation of the roots in the impacted area. On January 15, I had a follow up meeting with yourself and Mr. Branson at City Hall. I requested that the owner be allowed to remove the tree, but was told the City would prefer another solution.

We determined that given the central location of the tree on the site and the house already being designed towards the front of the lot there is no good way to move or redesign the house so as to avoid impacting the root system. However, if the floor height of the rear of the house could be elevated 24" it would allow a bridge footing to be created that could span the root zone in the area of concern.

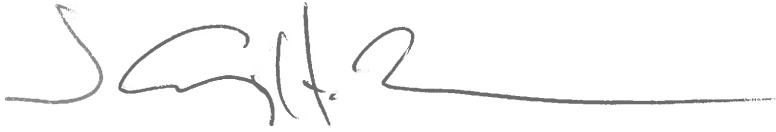
We have redesigned the house to show the rear floor height being elevated the required 24". We have maintained an 8' ceiling height downstairs but have reduced the plate height upstairs from 7'-4" to 7'-0" in this area. In addition we have reduced the upper roof slope to 3.5/12 from 4/12. Making these changes has allowed us to keep the proposed house under the overall height limit of 24'-0".

However the proposed design is not in compliance with the maximum 18' allowed for a second story plate height. This is due to the SW corner of the second story mass where the

existing grade drops off and is approximately 19'-6" in height. The plate heights of the other 3 corners of the second story mass are in compliance.

It is our belief that, due to the difficulties encountered with the development of this lot, coupled with the overall character of our proposal and its relationship with the neighborhood, as well as our ability to maintain the overall height limit, that granting this variance will not constitute a special privilege.

Thank you for your consideration of this matter.

A handwritten signature in dark ink, appearing to read 'Craig Holdren', followed by a long horizontal line extending to the right.

Craig Holdren
Holdren-Lietzke Architecture.