

Phil Boyle

From: Ken Knierim [ken3k@comcast.net]
Sent: Thursday, June 21, 2012 12:35 PM
To: Phil Boyle
Subject: Hearing

Hi Phil,

Shirley Probert has asked me to contact you. Due to her illness, she will not be able to attend the Planning Board meeting next Monday evening. However, her absence should in no way be an indication that she is any less adamant about her objections to a permit for her neighbor to build on the property adjacent to hers. Her objections remain as stated in her recent letter to you. Please advise Ms. Probert about the outcome of the meeting. Thank you for your consideration.

Ken Knierim
415-883-1435

Town of San Anselmo
Department of Public Works & Planning
525 San Anselmo Ave
San Anselmo CA 94960

Date: June 4, 2012
To: Town of San Anselmo, Building Department
CC: Town of San Anselmo
Shad Smith – Homeowner

Regarding: Proposed New Home at 18 Grove Lane
From: Owners of 9 Grove Lane
San Anselmo CA 94960

Dear Planning and Building Department,

The purpose of this letter is to oppose the new home planned at 18 Grove Lane, San Anselmo CA 94960. We feel the new construction does not fit in with the overall fabric of the neighborhood and or street. Furthermore, if built the new home will block the both our view of the ridge as well as eliminate sunlight on south west side of our home. We are of the opinion the new home should reworked to have a lower front elevation and also be set back deeper on the lot reducing its obtrusiveness from the street.

We are also very concerned with health and well-being of other adjacent neighbors who will be highly impacted by the disturbing nature of a construction project with this size and scope.

In closing, the current design of 18 Grove Lane does not take into account the surrounds and is primarily designed to maximize interior square footage. By designing a home on this one principle a trade-off is made hence sacrificing exterior character and charm.

Best Regards,

Shad and Carrie Smith
Home Owner
9 Grove Lane, San Anselmo CA
415-250-8093

June 4, 2012

Phil Boyle
Senior Planner
Town Of San Anselmo

Dear Phil;

Thanks for meeting with me and answering my questions regarding the anticipated development at 18 Grove Lane by the Hamilton's.

During the design review phase of this project I would like to express some of my concerns with this project and it's impact to our home located at 119 Madrone Ave. Our property and 1 story house is located to the west of this project and there are a few issues I am concerned about; like privacy, impaired light and noise.

Since moving into our home in 1989 there has never been any development or obstruction to the east of our property which has been a nice open feel so having a 2362 square foot house with 400 square foot garage built on this narrow lot is something difficult to accept and comprehend.

In discussing the Hamilton's floor plan with you and talking briefly with Scott Hamilton, I am very uncomfortable with the location of the 2nd floor bedroom windows of this project, which looks down upon our 2 back bedrooms, one of which my daughter sleeps. We also have a back room which has a garden window box that is used an extention of my daughter's room which she uses as her "dressing room". The project plans show very large, *picture window size* windows in each 2nd story bedroom facing west which would look down upon my daughter's bedroom and dressing area.

In taking briefly with Scott about this issue he thought maybe an oak tree and some overgrown bushes could take care of the problem which I do not agree. The tree he spoke of needs to be pruned and would not provide much, if any, privacy and the bushes need to be pruned and leaving them overgrown would not affect the second level views.

It would be acceptable to me if the windows in both of these 2nd level bedrooms be above eye level (cleve windows?) so that they could have light and we could have privacy.

I would also like to review the plans again to see if there is any issue with the 3 long windows in the staircase and whether you can see into our bedrooms from the second story when looking west, if so I would like to request some obscure glass to used in those windows.

Being an avid gardner, I am also concerned about what was determined in the shadow study and how this project affects the light we receive during the summer and spring/fall equinox. It appears there will be a significant loss of light in the early morning hours which will affect my established garden. Not sure what can be done about this, any suggestions?

Lastly, as Shirley the neighbor on the other side of this project stated, I am also concerned about the noise created by this construction and would like to work out acceptable hours for construction, perhaps no weekend construction and/or limits on how early and how late construction could take place.

Please give my concerns consideration in this review phase of the project and please keep me abreast of the progress. Thanks for all your attention to this matter.

Sincerely,

Cathy Day
Neil Coppinger
119 Madrone Ave
San Anselmo, CA 94960
415-456-6876 Home
415-596-0695 Cathy's cel
415-225-3948 Neil's cel

Phil Boyle

From: John Paczkowski [john@idioglossia.org]
Sent: Sunday, June 03, 2012 4:27 PM
To: Phil Boyle
Subject: 18 Grove Lane

Peter ...

I oppose this project. As proposed it does not complement the surrounding neighborhood and will clearly impair access to light and air.

Thanks for your consideration.

J

John Paczkowski

867 San Anselmo Ave.

May 31, 2012

Dear Town of San Anselmo Planning Staff,

We live at 20 Myrtle Lane and have been neighbors of the Hamiltons for many years. Recently, Scott visited and showed us his plans for building a modest home for his family to live in at 18 Grove Ln. We have examined the elevations and are pleased with the attractive style. We think the placement of the structure on the lot is well thought out. We have no concerns regarding his plans to build at 18 Grove and we support this addition to the neighborhood.

Sincerely,

Scott and Gina Webster

**Ms. Shirley Probert
24 Grove Lane
San Anselmo, CA 94960**

REC'D

MAY 29 2012

May 29, 2012

TOWN OF SAN ANSELMO
PLANNING, BLDG. PUBLIC WORKS

Mr. Phillip Boyle
Planning Board
Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960

Dear Mr. Boyle:

I received your letter of 5/22/12 on 5/24/12 describing the Planning Board Application by Mr. and Mrs. Scott Hamilton of 18 Grove Lane to build a 2362 square foot house, with a 400 square foot garage, within 8 feet of my property line. As described during our phone conversation of last week, and Ken Knierim's e-mail on my behalf, sent to you on 5/27/12, I have serious objections to the proposed plan.

Among my objections to the plan as it exists are:

1. It unreasonably impairs my sunlight and obstructs my view from the rooms on the second story of my house. A house as big, and as close, as proposed will tower over my property.
2. The plan severely impacts the privacy in my upstairs bedrooms.
3. During the months of construction there would be constant noise and disturbance due to the proximity of this house to mine. As a result of a serious illness, it is imperative that I spend significant time each day taking a nap. This would be impossible during the construction of this house.
4. Because of the design of our curving street and narrow frontage of properties on my side of Grove Lane there is virtually no curb space for parking. Where will heavy construction equipment park without impairing the use of my small driveway? At the very least, I feel there could be an adverse effect on my health and safety due to conditions problematic to my visiting caregivers and transportation to doctors, etc

These concerns of mine may initially appear to be trivial but I assure you they are of major significance to me.

There is a possible alternative option I would like to propose that might be in the interest of Mr. and Mrs. Hamilton, as well as myself. More than once, Mr. Hamilton has expressed a desire to purchase my home. I have not entertained the thought of leaving my home, but, as years go by, the time for that consideration draws closer. If Mr. and Mrs. Hamilton would refrain from building the proposed house at this time, there may be a format for a purchase agreement. For this to happen I would need to

have the purchase date of my home be at the time that I choose, and only I choose, as well as to have an agreed upon purchase price in the agreement. If there is potential for this kind of agreement I could have a contract drawn up in a short period of time. Please advise.

Thank you for taking the time to review my comments. Please keep me advised of any plans and/or decisions made in the future with regard to this subject.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Probert". The signature is written in black ink and is positioned below the word "Sincerely,".

Shirley Probert
415-454-0145

RECEIVED

MAY 29 2012

**TOWN OF SAN ANSELMO
PLANNING BLDG PUBLIC WORKS**

Phil Boyle

From: Ken Knierim [ken3k@comcast.net]
Sent: Sunday, May 27, 2012 1:02 PM
To: Phil Boyle
Subject: Planning Board Application

Mr. Phillip Boyle
Planning Board
Town of San "Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960

From Ken Knierim for Ms. Shirley Probert, 24 Grove Lane

Please allow me to introduce myself. I am a friend and financial consultant of Ms. Shirley Probert of 24 Grove Lane. Ms. Probert is a widow, living alone, and presently facing serious health issues. She has requested I assist her in responding to your letter of 5/22/12 which she received 5/24/12. The letter specified any responses had to be made by noon on 6/4/12.

The subject at hand is the Planning Board Application of Mr. and Mrs. Scott Hamilton of 18 Grove Lane to build a 2362 square foot house with a 400 square foot garage and with one side of the house within 8 feet of Ms. Probert's fence on her property line. Apparently story poles have been erected on that property for some time now.

I am e-mailing you for the purpose of letting you know that Ms. Probert plans to have a response to your letter of 5/22/12 in your hands prior to your noon deadline on 6/4/12. Ms. Probert feels hers is the only property in the neighborhood that stands to be impacted by the proposed plan and intends to state her valid concerns regarding the plan in her response. Further, Ms. Probert will propose an alternative option to Mr. and Mrs. Hamilton which may be of interest to them.

Ms. Probert requests that consideration be made to her concerns in her upcoming response. In addition, she wishes to be advised of plans and/or decisions made in the future with regard to this subject.

Thank you for your consideration.

Sincerely,

Ken Knierim for Ms. Probert

May 11, 2012

Dear Town of San Anselmo Planning Staff,

My name is Tom Raith and I live at 137 Madrone Avenue. I have reviewed the plans submitted by the Hamiltons for the proposed home at 18 grove Lane. I do not have any objections to the proposal.

Sincerely,

Tom Raith