

November 24, 2014

Town of San Anselmo Planning Commission  
525 San Anselmo Avenue  
San Anselmo, CA 94960

Dear Members of the Planning Commission,

We have lived at 337 Butterfield Road since September 2007. Over the past seven years we have formed positive relationships with our surrounding neighbors. We have two children, Billy, age 10 and Lane, age 7. We are requesting a side yard set back variance for a proposed 483 square foot single story addition that would include a master bedroom, bath, and laundry room. We love our house, Hidden Valley Elementary and our neighborhood and want to stay at our current address but need more space for our growing family.

We would like to add on to our existing home to give our family additional space and to improve functionality. Our house is 1521 square feet and is proving to be small for a family of four. Allowing for this proposed addition would increase the square footage to approximately 2010 and allow us to comfortably stay here in the home we love. Currently our master bedroom is at the back of the house and provides the only direct connection to the backyard. The addition would allow for the conversion of master bedroom to a family room with direct access to the backyard and eliminate heavy foot traffic through our bedroom. This would greatly improve the flow of the floor plan and quality of life for both our children and us.

Much thought has gone into the placement of the proposed addition. We are constrained on the north side of the property since there exists a detached garage. Between the garage and the house is an alleyway, which provides the only access from the front of the property to the rear. An addition here would block that access. Adding on to the back of the house would not allow the flow and improved functionality we desire and would simply stack a room onto the back of the house. Building up would create direct sight lines between a second story and many of our neighbors and would thus impact negatively the openness and privacy that our neighbors currently enjoy. The proposed location allows for the improved flow and function we desire as well as the extra space for our family to be comfortable. We ask for the variance so the addition can be of a reasonable width. This addition would conform to the distance of the existing structure to the property line. As noted, we have consulted our adjacent neighbor, Lotte France, and have received her support. Ms. France has told us she feels her privacy would be deeply affected if we decided to build a second story and supports our one story addition plan.

We hope that you will grant us this variance. We feel that we have done our best to maintain the integrity of our home, and the neighborhood surroundings. If granted this will allow our family to comfortably remain in a home and neighborhood that we have become deeply attached to for many years to come.

Sincerely,

Diana and John Baker

