

Mark Travers

MEMO

Architect

Date: November 9 2007

To: Stacy Clauson, Project Planner

From: Mark Travers, Architect *MT*

RE: File # ZONO6-00030, SHR07-00004, and APL07-00007

The revised garage, as proposed has been configured to ensure enough maneuvering room for an average sized automobile. This will allow access to the existing garage space. If the proposed garage addition were narrowed it would compromise the ability to access the existing garage space. This garage addition would provide for a total of two enclosed parking spaces, both to serve the lower unit of the duplex.

206 / 763-8496 P
206 / 328-3238 F

Why Too Que
Building
2315 E. Pike Street
Seattle, WA 98122

marktraversarchitect.com

11-23-07

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 FIFTH AVE
KIRKLAND, WA 98033

ATTEN: STACY CLAUSON

RE STEPHANUS VARIANCE

I AM OPPOSED TO THE PROPOSED VARIANCE FOR ALL THE REASONS I STATED IN THE PREVIOUS HEARING. TO RECAP

1. THE VARIANCE WILL AFFECT THE ENTRANCE TO MY DWELLING IN A NEGATIVE MANNER. I WILL BE APPROACHING MY HOUSE DOWN AN ALLEY, WHICH REAL ESTATE EXPERTS SAY WILL **DECREASE THE VALUE** OF MY PROPERTY. PLEASE SEE LETTER KAREN SANTA, WINDERMIRE REAL ESTATE.
2. THE STAPHAUUS RESIDENCE DOES NOT HAVE A HARDSHIP TO GRANT A VARIANCE FOR ADDITIONAL ENCLOSED PARKING OF AUTOMOBILES. THE ACCESS TO THE LOWER GARAGE IS DIFFICULT BUT NOT IMPOSSIBLE (SINCE HE NOW HAS A CAR, SEVERAL MOTORCYCLES, TIRES ETC.). ANY **HARDSHIP THAT MR. STEPHANUS HAS WAS MANMADE**. THE GARAGE SITUATION WAS DESIGNED WITH COMPROMISES SO THAT THE HOUSE COULD BE MAXIMISED IN SIZE. (THIS HOUSE IS ALMOST TWICE THE SIZE OF MINE 5800+ SQ FT. VERSUS MY HOUSE OF 3100 SQ FT.) THE BUILDABLE LOT SIZE IS EITHER SIMILAR OR LESS SINCE A GOOD PORTION OF THE STEPHANUS IS ACCESS TO THE LAKE AND NOT BUILDABLE.
3. OUTSIDE PARKING PRESENTLY IS MINIMAL AND GUEST PARKING IS ALWAYS A PROBLEM WHEN MORE THAN 4 CARS ARE INVOLVED. AT PRESENT MR. STEPHANUS'S DOMESTIC HELP PARKS ON MY PROPERTY
4. PRESENTLY MR STEPHANUS HAS **6 CARS** STORED ON THE PROPERTY AND SEVERAL MOTORCYCLES. HE HAS SOME TYPE OF DEALER LICENCE, AND THE CITY WOULD EVEN CONSIDER GRANTING MORE COVERED PARKING ON A SETBACK IS HARD TO BELIEVE. I THINK A MORE REASONABLE SOLUTION WOULD BE FOR MR STEPHANUS TO RENT OFF SITE CAR STORAGE, OR ELIMINATE SOME OF THE RESIDENCE TO ACCOMMODATE THE NEEDED EXTRA COVERED PARKING. HE COULD ALSO MAKE ENTRANCE TO HIS LOWER GARAGE MORE ACCESSIBLE BY CONVERTING RESIDENCE TO PARKING.

ATTACHMENT 7

Zoning Code 20.05.030
APL 11/23/07

RECEIVED

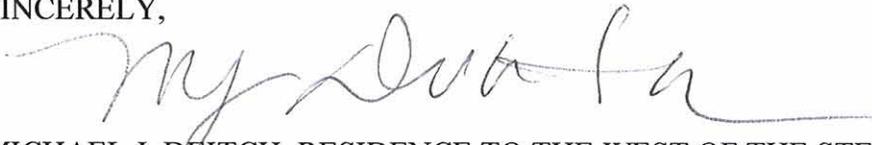
NOV 26 2007

Avi PM
PLANNING DEPARTMENT

BY _____

5. GRANTING OF THE VARIANCE WOULD BE A GRANT OF SPECIAL PRIVILEGE BECAUSE THE HARDSHIP IS NOT DUE TO TOPOGRAPHY OR OTHER SITE LIMITATIONS BUT TO AN OVERBUILD HOUSE ON A SMALL LOT-MANMADE HARDSHIP. THE HOUSE WAS DESIGNED BY AN ARCHITECT, WHICH FULLY KNEW THE ENTRANCE TO THE LOWER GARAGE WOULD BE LESS THAN DESIREABLE. NOW MR. SEPHANUS IS ASKING FOR AN BIGGER HOUSE AT THE EXPENSE OF HIS NEIGHBORS.
6. IF THIS VARIANCE IS GRANTED I WOULD ASK FOR THE SAME TREATMENT AND BE ABLE TO BUILD ON THE SETBACK I HAVE WHICH IS SIMULAR TO WHAT MR STEPHANUS PRESENTLY HAS.

SINCERELY,

A handwritten signature in cursive script, appearing to read "Michael J. Deitch". The signature is written in black ink and is positioned above the typed name.

MICHAEL J. DEITCH. RESIDENCE TO THE WEST OF THE STEPHANUS RESIDENCE.