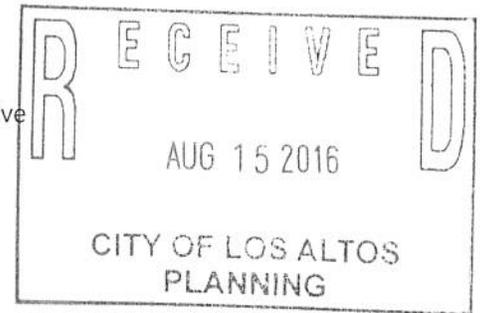


## Sierra Davis

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**From:** Bahi Oreizy <bahi@360designstudio.net>  
**Sent:** Monday, August 15, 2016 11:44 AM  
**To:** Sierra Davis  
**Subject:** Letter to DRC regarding 16-SC-26-930 Regent Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



Dear Ms. Davis and members of the DRC,

I'm the Architect for the project on 930 Regent Drive which is on the agenda for the upcoming 08/17/16 meeting.

When my client Yumin Gao purchased his home, he was aware that the existing office/carport on the lower level next to garage was built without a permit. He also realized this building, the carport and the balcony above were not built to the highest standards of construction. He hired us to help him remodel/renovate this portion of the house and obtain a permit for it.

Once we started working on the project we realized that the existing house exceeds site coverage requirements, and the existing balcony over the office does not comply with second story setback regulations. We decided that the best strategy would be to remove and re-build this portion of the structure.

In order to comply with second story setback regulations, we're proposing to reduce the width of the existing 10 ft + wide balcony to 5 ft, 8 inches. With the removal of the shed and carport, we will also meet the lot coverage requirements and we will still be below the floor area requirements.

We are proposing to use materials, finishes and colors that are compatible with the current building and will be of highest quality and standard of construction.

The larger balcony has been in existence for many years and there have never been any privacy concerns. For this reason, we're confident that the smaller balcony will not cause any change or discomfort for any of the neighbors either.

In the last few weeks, Mr. Gao has shown the plans and discussed the project with most of his neighbors including the one to the left of the house on 944 Regent Drive. They all seem supportive of our proposal and haven't raise any objections.

We hope that you will agree with us that this project will meet all the findings & regulations, will be a significant improvement to the existing conditions and will add value to the house and the neighborhood.

Regards,

Bahi Oreizy, Architect.Principal  
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