

## Written Comments on 3860 Mayfair NDP 6842

I'm writing on behalf of Lower Hastings Ranch Association. We are in opposition to this project as it is now submitted. We do support appropriate development in our neighborhood but this project is not compatible with the existing properties on Mayfair and does not meet the over-all design standards for ranch style designated by our Neighborhood Overlay. Our Association is particularly proud of the history of Mayfair Street on which the first tract homes were built exclusively for returning veterans of World War II. None of the facades have been changed. The pandemic has stymied any opportunity to canvas the street for residents' desires on the possibilities and advantages of having their street declared historic. It certainly is not compatible with the existing homes on this potentially historic street.

I am particularly disturbed with the "Dutch" roof. It is not similar to any other roof on the street. It has been described as a roof over a roof combining gable and hip construction reversing directions. The initial shock at first sight is that this roof clearly looks out of place and is not compatible with any other roof on Mayfair. It certainly is not ranch style that is characterized by a long, low roof. The roofs are generally asymmetrical rectangular, L-shaped or U-shaped. Further incompatibilities include a double garage that is much larger than any other on the street. The garage becomes predominant on the lot. Additionally the home comes forward almost to the uphill slope. I believe it might easily encroach on the city easement. The placement of the home and the scale of the garage are not compatible with other homes on the street. A further non-conforming element is the chimney. It is constructed of stucco while all other chimneys on Mayfair are constructed of brick.

I submit that none of the findings proposed can be fully justified. The design and character of the project do not comply with our neighborhood overlay or its intent. It is not consistent with other homes on Mayfair. The massing and scale of the project is not consistent with any other home on the street. I do believe the reasoning relative to these findings ignore the large picture only cherry picking certain elements justifying the finding. For these reasons, I **do not** believe this project can be approved.

I do believe the applicant was unaware of the importance of this street and the need to be consistent in design and scale thus adding value to the property. I welcome a project on this site that truly conforms to ranch style design and appropriate scale for the street.

Respectfully submitted,  
Diane Kirby, Co-President of Lower Hastings Ranch Association