

Takeda, Michi

From: bing yeh [REDACTED]
Sent: Monday, December 04, 2023 12:26 PM
To: commentsHO; bing yeh
Subject: 1260 Wellington Roof Deck Variance Objection

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To Hearing Officer,

My name is Bing Yeh owner of [REDACTED] Wellington immediate adjacent neighbor north of 1260 Wellington.

Being a long-time resident of this house I need to voice my concern and objection to this rooftop variance.

For decades I have cultivated landscape screens between the two houses to provide privacy from their rooftop A/C condensing unit. We also had an understanding that they had obtained a variance to encroach into the 25' backyard setback requirement with the condition that it remain a single-story structure to respect both sides' neighbors' backyard privacy.

Below are a few photos from my master bedroom, backyard, and bathroom it clearly shows the visibility of the story post and flag line indicating the guardrail location. This proposed roof deck will completely detroit my privacy and any screening device will obstruct my view and encroach into the 30-degree view line.



Bedroom (not a clear photo but see the flag line extend to the back corner of the property)



Bathroom



Back yard

It is my understanding these zoning setbacks are there to protect and prevent exactly this type of situation. I am also very concerned about the following issues:

1. Pursuant to Section 17.29.060.D.2. windows, balconies, and outdoor living areas shall generally be located to protect the privacy of adjacent homes and yards.

This finding from the staff report is incorrect.

2. This proposed roof deck is encroaching into the current side yard requirement.

3. Complete disregard for the quality of the public playground.



4. This house has ample outdoor space for entertaining at the ground level wooded and shaded.

5. What is the New location of the proposed new A/C condensing unit?

This variance serves only this house and offers no benefit to the neighborhood but at the cost of two adjacent neighbors and the playground. As an architect, I work with privacy issues all the time and I have no objections to their second-story addition as long as meets all the code requirements but strongly oppose the roof deck encroachment into the backyard setback.

Thank you for your time and best regards.

Bing

