

June 4, 2020

Mat Orbach
Associate Planner, City of Capitola
Capitola, CA 95010

Dear Mr. Orbach,

Thank you for your time on the phone this morning to discuss the second story addition proposal for 208 Fanmar Way.

We discussed the survey results shown on page 15 of the 208 Fanmar plan set. According to the applicant's own survey (see attached survey diagram) our property line extends into her driveway and property about 8". This is clearly shown in the survey diagram which reveals that our current flagstone driveway edge is set back from her property line by about 8". The attached street frontage photo shows that our driveway pavers, or a potential future fence, could extend onto her driveway by 8" along the full length of her driveway. The survey also clearly reveals that the storage locker attached to our main building at the back of the photo, and the space below that locker, is on our property and we have the right to use that space and fence along this property line if desired. You agreed that based on the applicant's survey of her property that these fencing or extended paver options would be allowed by the city building code.

Given that extending the width of our front driveway to our actual property line would further limit the narrow access for parking at 208 Fanmar we would like to propose the following compromise between our desire to have the overall height of the project reduced by 3 to 4 feet and the need for 208 Fanmar to enjoy a wider driveway access to park vehicles:

We would offer an easement of up to one foot width and up to 20' from the street front from the front western edge of our property (cutting back some of the pavers that have become damaged) so that access to her driveway would be much easier and mitigate the need for a driveway width variance.

In exchange for that easement we would like the applicant to change their top roof slope from 8:12 to match the 4.25:12 slope of the first floor (thereby reducing the overall height by about 2') and reducing the second floor ceiling height from 10' down to 8' or 9', reducing the overall height of the home by another 1' to 2'. Both of these modifications would have no impact on the overall square foot increase asked for by the applicant.

As mentioned in one of our previous letters to the planning commission this 3 to 4 foot drop in height would make a very large difference to the view that we enjoy of the ocean and the neighboring Capitola village from our roof garden. Without this drop our view would disappear behind the roof line.

We have been friends with Brooke, our neighbor, for the last several years and we hope that we can negotiate a reasonable compromise for both parties so that we can each maximize the enjoyment of our homes and that our friendship will continue and hopefully prosper.

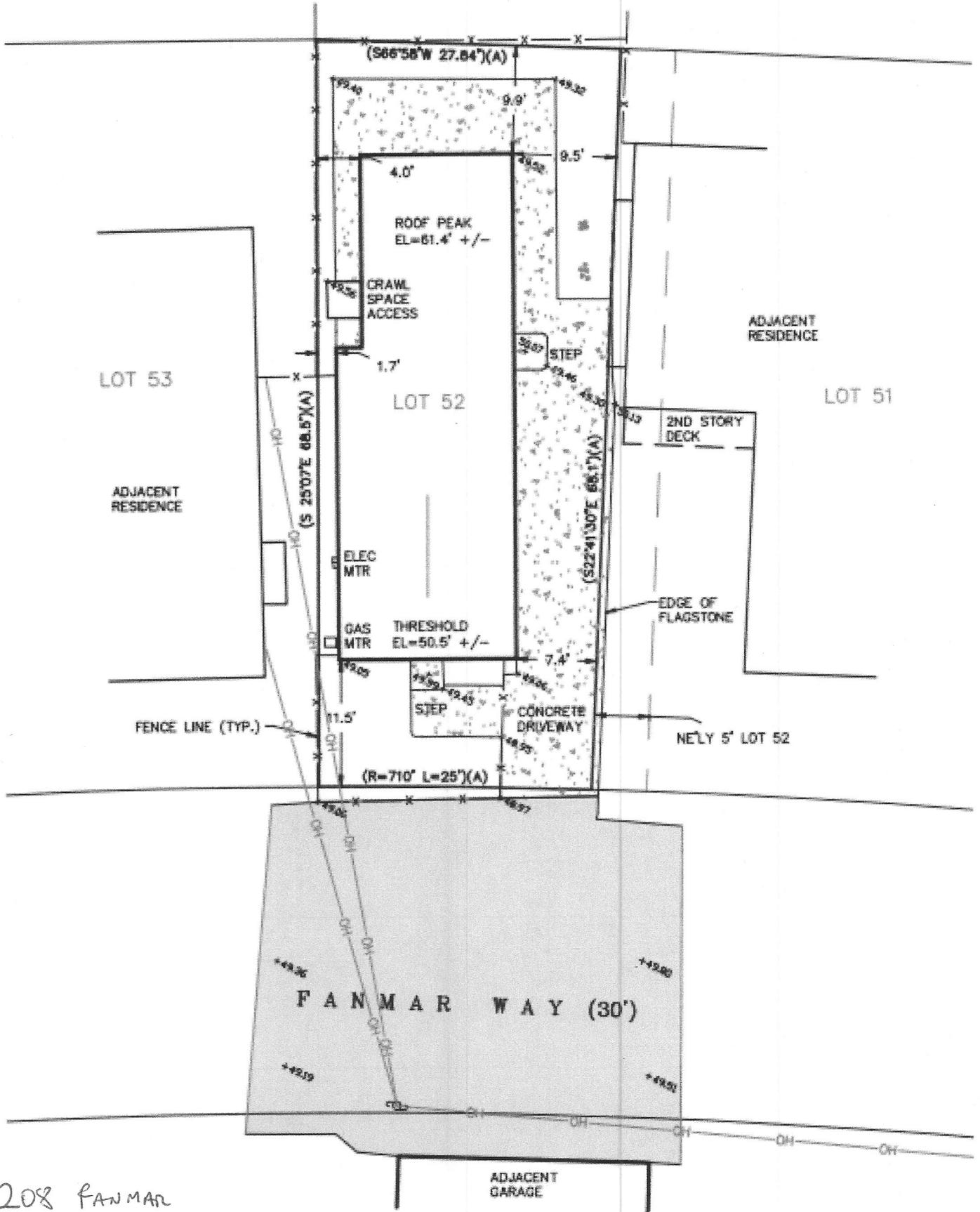
Thank you for your time and consideration of this proposal at tonight's planning commission meeting.

Sincerely,



MICHELE + GORAN VAN ZUIJDEN

S. P. R. R. RIGHT OF WAY



208 FANMAR
PROPERTY SURVEY



208 FANMAR
PROPERTY 52

206 FANMAR
PROPERTY 51

DATE: 6/4/2020

↓ 1' ↔