

Comments accompanying photos submitted by adjacent neighbor Deborah James for case # 21263:

The first photo, taken from the edge of my sunroom, shows at once: 1. The view from my sunroom of the now open space to be covered by proposed new roof, 2. Lower right, the top of the condo three panel French doors which face directly Applicant's backyard and 3. The limited space in Applicant's backyard - where she proposes to put 692 sq ft of deck, 652 ft of which to be covered by roof, tending towards my side of her backyard, even closer than our houses are now.

The second photo is taken standing towards the middle of my sunroom. The proposed slanted roof of the new structure would peak just below Applicant's main level windows, for point of reference, just below the upper window at the corner of Applicant's house in this photo, and continue on a slant downward for about 3 ft, as I understand it. The visual impact is stark: Starting even closer than Applicant's house, the roof would overtake all the remaining open space. The "in your face" effect would be even more pronouncedly when sitting.

Other photos show:

The view from my backyard terracing facing Applicant's yard, which also captures lower right the condo French doors.

Looking straight down from my house towards the condo building. Tracing the fence between my and Applicant's properties, you see two small windows on the condo building face my backyard while the three panel French doors face Applicant's backyard.

Views in both directions down the middle of my and Applicant's properties showing 1. How close our houses are already (proposed new roof would get even closer to my house) and 2. My house is lower than Applicant's hence the roof peak at the proposed height would dominate at the level of my sunroom.

A sample retractable awning.



























