## Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1151 Grizzly Peak Blvd. Supplement 042622
Attachments: ZAB_hearing_3_submission_042622.pdf; Zab_Hearing3_sitePlan_042622.pdf

From: Updegrave, Samantha
Sent: Tuesday, April 26, 2022 11:43 AM
To: Zoning Adjustments Board (ZAB) [Planningzab@cityofberkeley.info](mailto:Planningzab@cityofberkeley.info)
Subject: FW: 1151 Grizzly Peak Blvd. Supplement 042622

Internal

Please include in the supplemental communication for the 4/28 ZAB hearing.

Thank you,
Samantha

Zoning Adjustment Board
Planning and Development Department

April 26th, 2022

Dear ZAB,
We would again like to invite you to visit our home or have a Zoom meeting before the April 28th hearing. We would also like to take the time to address the documentation supplied for the upcoming hearing.

A letter has been sent by Joe DeCredico Studio that attempts to discredit the site plans we submitted. Ms. Wager hired this company as an architectural consultant but failed to provide them with the updated plans we supplied at our second ZAB hearing. Those site plans are public record.

The drawings provided by DeCredico Studio are incredibly inaccurate regarding tree coverage and vegetation that affect the light at 25 Stoddard Way. A 24 foot maple tree and 60 foot evergreen tree, both of which reside on the 25 Stoddard Way and limit the light, air, and space surrounding both our accessory buildings have been conveniently left off those site plans.

In schematic provided by the DeCredico Studio, the line of sight illustrated by the red outline and dotted texture shows that the view from the contested living room window is occluded primarily by the second story roof at 1147 Grizzly Peak Blvd. thus nullifying the claim that there was a Marin view from that window. Based on the height of that roof compared to the height of our Unit 1, no detrimental change has occurred to the light at 25 Stoddard Way.

Previously missing from all site plans is a tree at 1147 Grizzly Peak Blvd. that is as tall as Unit 1 and very close to the unit. It lives directly in the "view corridor" outlined in the DeCredico document and is shown below. This tree was also not illustrated on those site plans



We have re-submitted the site plans to illustrate the vegetation at 1147 Grizzly Peak Blvd.
Also in the schematic provided by DeCredico Studio there is a red filled in shape and box. We have no idea what that is meant to represent. In the area that shape intersects there is only 1 window that faces directly south into our yard, this window like all others is occluded by existing vegetation.

Ms. Wager is also proposing moving Unit 1 diagonally across our entire backyard to our narrow walkway, obliterating our hardscape and placing it right in front of Mona Halaby's kitchen window. We believe that recommendation has come out of spite as Ms. Wager ignores Mona even though Mona did make an attempt to create a positive relationship with Joan when she moved in.

As we enter this third hearing the question remaining distills down to perceived detriment. We believe there is no real detriment based on change to views, light, air and space at 25 Stoddard Way. It is important to take into perspective that Ms. Wager experiences detriment with adjacent neighbors and those of us that share a property line with her. Ms. Wager's ongoing agenda and need for control over her neighbors is overreaching and we believe it is very important that ZAB review the letters sent by our shared neighbors.

What we are experiencing is the brunt of her accumulated grievances toward her neighbors and the property she chose to purchase. It is an ongoing issue in our neighborhood that Ms. Wager has no problem interfering with others' light, air, space and privacy as detailed in those letters.

Sincerely,
Jeana Arabzadeh
Matt Jacobs

