

	<i><b>NEIGHBOUR COMMENTS</b></i>	<i><b>DESIGNER ACTION</b></i>
<b>SIZE</b>	<p>concerns:</p> <ul style="list-style-type: none"> <li>-that the house was too large above grade</li> <li>-that the street facade of the house was unmodulated</li> <li>-that the house would “loom” over the cul-de sac on the East facade</li> </ul>	<p>response:</p> <ul style="list-style-type: none"> <li>-FSR at the main and upper floors was reduced by 368 sqft above grade</li> <li>-the wall of the upper floor of the house is stepped back from the main floor below</li> <li>-a screened deck and garden at the upper floor softens the appearance of the East facade from the street and the roof overhang over the deck was eliminated to make the building face appear more recessive</li> </ul>
<b>VIEW</b>	<p>concerns:</p> <ul style="list-style-type: none"> <li>-that views across side yard of the proposed house at 4175 Burkehill will impact properties to the North</li> </ul>	<p>response:</p> <ul style="list-style-type: none"> <li>-a conforming house design was provided to demonstrate that the proposed house is <b>less impactful</b> than a conforming house: a chimney and a sloped roof would create more view impediment than what is currently proposed</li> <li>-the Northwest wall of the house is angled away from the neighbour on the North side increasing the side yard setback to maintain existing views of the forest and Arbutus tree</li> </ul>
<b>PRIVACY</b>	<p>concerns:</p> <ul style="list-style-type: none"> <li>-that by decreasing the combined side yard setback the house would impact privacy to the neighbour</li> <li>-concern of overlook to the immediate neighbour to the Southeast</li> </ul>	<p>response:</p> <ul style="list-style-type: none"> <li>-the East side-yard was increased so that it conforms to DoWV bylaws. This provides further privacy for the neighbour to the East</li> <li>-exterior louvers were added to the window on the North elevation to provide privacy and windows at the upper floor were pulled back to create additional separation across the side yard</li> </ul>
<b>PARKING</b>	<p>concerns:</p> <ul style="list-style-type: none"> <li>that no off-street parking would be provided</li> </ul>	<p>response:</p> <ul style="list-style-type: none"> <li>-a 2 car garage has been provided</li> </ul>