

Dear City Planning Committee,

We are requesting approval for a modest expansion of our home to better accommodate our evolving family and work needs. The primary reasons for this request are twofold:

1. Work-from-Home Challenges

Both my wife and I work remotely in high-tech roles, requiring frequent video calls. Due to space constraints, we currently share a single workspace, which often results in disruptions. To manage this, one of us (usually me) frequently relocates to the kitchen to take calls, which is not an ideal or professional setting. Additionally, our two adult sons (ages 23 and 21) also work and study remotely, further straining our available space. With only three bedrooms, we lack sufficient private work areas for all four of us, making daily productivity and focus challenging.

2. Accommodating Visiting Elderly Parents

Both my wife's mother and my parents, who are in their late 70s and early 80s, visit regularly, typically 3-4 times a year for extended stays of 4-6 weeks. Currently, when they visit, one or both of our sons must share a bedroom, which is not an ideal long-term arrangement. We would like to create a fourth bedroom with an en-suite bathroom to provide a comfortable and private space for our elderly parents while allowing our sons to maintain their own rooms.

Additionally, we want to ensure that this fourth bedroom is more accessible for our aging parents, with considerations such as a wider doorway, a step-free entry, and a bathroom layout designed for ease of use. As they continue to age, these modifications will help provide them with a safer and more comfortable living space during their visits.

Conclusion

Our request is for a modest expansion that would provide much-needed space without significantly altering the character of the neighborhood. This addition would enhance our ability to work effectively, support our adult children, and comfortably accommodate our aging parents during their visits. Given the growing trend of remote work and multi-generational living, we believe this request is both reasonable and in line with modern family housing needs.

We appreciate your time and consideration of our request and would be happy to provide further details.

Sincerely,
Ken MacDonald.
130 Vasona Oaks Dr.

Dear City Planning Committee,

This letter requests a modification of Planned Development (PD) Ordinance 1281 to permit the enclosure of a second-story deck at 130 Vasona Oaks. This modification would result in a minor increase in floor area and lot coverage, exceeding the current standards specified in the Town Code. Below, the specific requirements outlined by the Town for such a request are addressed:

1. Project Description

The proposed project involves enclosing an existing second-story deck to create additional interior space. This modification aims to enhance the functionality of the residence by providing separate workspaces for household members and accommodating visiting elderly parents. The enclosure will be designed to blend seamlessly with the existing architectural style of the residence, maintaining the aesthetic of the Vasona Oaks development.

2. Proposed Modifications to PD Ordinance 1281

A modification is requested to allow for a slight increase in both floor area and lot coverage resulting from the deck enclosure. The subject property is located on a small parcel that is essentially the footprint of the residence and the surrounding yard space. However, despite the limited lot size, this project does not expand the footprint of the structure, as it involves enclosing an already existing deck rather than extending beyond the current built area. This modification seeks to recognize the unique constraints of the lot while making efficient use of the existing structural layout.

3. Consistency with Development

The proposed modifications are consistent with the overall development of the Vasona Oaks community. The enclosure of the deck is a minor alteration that does not affect the external footprint of the building or encroach upon common areas. Additionally, the enclosed deck will not be visible from the common street, ensuring that the visual character of the neighborhood remains unchanged. The design will match the existing materials and colors, ensuring visual continuity within the neighborhood.

4. Response to Required Findings for PD Ordinances

According to Section 29.80.095 of the Town Code, certain findings are required for the adoption or modification of a PD ordinance:

- **a. The proposed modification is consistent with the General Plan:** The General Plan encourages the adaptation of housing to meet the evolving needs of residents. By enclosing the deck, the livability of the residence is enhanced to accommodate remote work and multi-generational living, aligning with the Plan's goals.

- **b. The proposed modification provides a public benefit:** While the modification is primarily for private use, it indirectly benefits the community by maintaining property values and the aesthetic appeal of the neighborhood. Improved functionality of residences contributes to the overall stability and desirability of the area.
- **c. The proposed modification will not be detrimental to public health, safety, or welfare:** The project involves interior alterations that do not impact public spaces or infrastructure. All construction will comply with current building codes and safety standards, ensuring no adverse effects on the community.

5. Additional Supporting Information

As detailed in the previous letter submitted by the homeowner, the primary motivations for this project include creating adequate workspace for multiple household members working and studying from home and providing accessible accommodations for elderly parents during extended visits. These enhancements are essential for modern housing needs and will contribute to the long-term functionality of the residence.

Thank you for your time and consideration. Please reach out with any questions or requests for additional information.

Sincerely,

Millan

Green Bay Remodeling- Production Assistant

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