

DH

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To: ☺ Wayne Carvalho

Cc: kevin@11group.com

Sun 3/23/2025 4:23 PM

! High importance 🚩 Flag for follow up. Completed on 4/13/2025.

Hi Wayne,

I will be out of the country until April 21, 2025, and will remain unavailable until April 23. As Kevin mentioned, I made myself available to meet with the Owner and the neighbor at everyone's convenience. However, all attempts to coordinate were disregarded by the individual who authored the Appeal Narrative, which I found to be unprofessional.

Please see my response to the appeal letter below:

1. In general, this design will fully comply with the safety standards mandated by the city, county and state applicable to this project.
2. All AC units will be installed on the roof and screened to meet or exceed local code and regulatory requirements.
3. In developing our design, we carefully considered the architectural context of the neighborhood as one of our primary influences. The area within the 500-foot map showcases a rich diversity of architectural styles, ranging from mid-century modern (1900s) to Mediterranean, Urban French Colonial, and Renaissance/French/Spanish Revival are only a few to name, among others. The neighborhood also includes buildings varying from one to three stories in height, with sizes and scales comparable to those in the proposed design. Therefore, it is inaccurate to claim that our architectural consistency does not align with the neighborhood's character. Additionally, Mr. Brad Bailey, the appellant, expressed a willingness to meet with us to discuss the project. However, despite multiple attempts by the Owner to arrange a meeting over several weeks, Mr. Bailey did not respond. The most recent email regarding this matter was also cc'd to the city official, Mr. Wayne Carvalho.
4. Our structural engineer will design this project in full compliance with the minimum code requirements set by the local jurisdiction, as well as the recommendations provided by the professional soil engineer. Consequently, this concern will be thoroughly reviewed, and the design will prioritize health, safety, and welfare — regardless of Mr. Brad Bailey's expressed concerns.
5. Mr. Bailey's complaint is unjust and potentially discriminatory. The proposed design not only meets but exceeds the local code's off-street parking requirements. Specifically, the code requires two indoor garage parking spaces, while our design provides three (two plus one tandem) along with two additional off-street parking spaces in the driveway.
6. We have requested a copy of this petition from Mr. Carvalho; however, no official petition has been submitted by Mr. Bradley. It is only fair that we receive a copy of this petition along with the appeal narrative. The lack of transparency in this process places undue pressure on both the Owner and the Architect, which we find highly unprofessional.

I will be on and off the network while traveling. Will do my best to check my email whenever I can.

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