

## Herbaugh, Melinda

---

**From:** Henry & Ava <henryava@comcast.net>  
**Sent:** Monday, September 26, 2016 12:37 PM  
**To:** PRC  
**Subject:** Project 6726 Greenwood Ave N, # 3020114

I am currently an owner in the Fini Condominium and longtime resident on Phinney Ridge. I have several comments regarding problems with the latest proposal for development Project# 3020114 at 6726 Greenwood Ave N.

I do not see in the Developer REC2 Proposal where SDCI Correction Notice #2 correction 4 is addressed. The drawings in the latest proposal appear to show that the Cascade Mountain views from the Fini rooftop patios would be eliminated by the 4 foot clerestory extension. There are 8 private rooftop patios owned by 8 Fini units that are affected. Please address this issue relative to SMC 23.47A.012.1.C.

Re SDCI correction 29 of the CN #2 it also appears from the REC2 drawings that the base grade elevation used by the Developer is 330.41 feet, since the max basic height limit line is shown as 370.41 feet. However, 330.41 feet appears to be considerably higher than the average grade level (building elevation baseline per SMC 23.86.006.A.1) for the lot, in fact higher than the highest point on the lot. This results in the overall maximum building elevation as proposed violating the SMC baseline height limit by as much as 4 feet. Thus the whole design needs to be lowered to meet this requirement.

Thank you for your attention and diligence in ensuring that this Developer meets all SDCI requirements, especially given their continued determination to ignore them.

Respectfully,  
Henry Brandis