

Good afternoon president Koppel and fellow commissioners, we are here today to request the conditional use approval for the project at 3757 21st Street.

We are proposing to demolish an existing single-family residence with no historical significance. The project we are proposing is in the Dolores Heights special use district, zoned RH1. **(pages 1-3)** The demolition will greatly improve feasibility of the project as well as make the shoring process much safer and easier for my staff and the adjacent neighbors. From a historical perspective this home has been designated as a non-resource.

We are proposing to construct a four-story single-family home over a basement which includes a two-car garage and two bike parking. We are proposing two stories below the rear grade which would include a 1 bedroom like ADU **(page 4)** along with two bedrooms below grade. We worked extensively with Mr. Speirs from the planning department and received and incorporated numerous comments from RDAT as well as neighbors in order to produce this proposed design. The rear deck as currently proposed is slightly below grade **(page 5)** and we've also incorporated a 3'6" side yard setback on the majority of the Western side of the property in order to respect the architectural massing of the Western property. **(page 6)** As you can tell this is an upsloping lot and therefore a large portion of the square footage is below grade and the home is roughly three stories above grade at the rear yard. We've also incorporated a 14 foot front setback at the first, second and third floor and an additional 10 foot plus setback at the fourth floor to virtually eliminate it's visibility from the sidewalk. **(page 7)** We believe this home has been designed in accordance with all planning and RDAT guidelines along with architectural context of the adjacent homes.

The family that will be occupying this residence includes a nuclear family of three as well as a set of aging parents. We have designed this home to accommodate multi-generational living as well as added rentable square footage in the form of an ADU.

While we have received some opposition to the project as most projects do that come before the commission we've done our utmost to proactively address and mitigate those concerns. We understand the concerns regarding the southern Magnolia tree and have an arborists' report that details how we can keep the root system intact and preserve the tree throughout and after construction, this is something that we absolutely plan to do.

In conclusion we believe the demolition of the existing home and the construction of this new residence as currently proposed should be approved without further modification. Please let me know if you have questions or comments.

Property/Architecture Photographs

☒ Attach photographs for the building and property, including the rear and side facades.



Property/Architecture Photographs

☒ Attach photographs for the building and property, including the rear and side facades.



Adjacent Properties/Neighborhood Photographs

☒ Attach photographs of all properties on the same side of the block as the subject property as well as the properties immediately opposite the subject property.







