

February 28<sup>th</sup>, 2017

To Whom It May Concern:

This letter is in response to the comments regarding DEV17-001 submitted by Ms. Rosanne Lapan.

We apologize for any difficulty in reading the posted sign. In placing the sign, we explicitly followed the directions stated by the City. Having driven by the sign in both directions multiple times a day over the review period, we know that there were long segments of time during the day where there were no obstructions present. In fact, during the entire last week of review, very little work could be done on site secondary to the driveway being poured and, thus, few cars were parked at the site obstructing the sign. Furthermore, once we were alerted to concerns regarding visibility, we took action to place cones in front of the signage, attempting to prevent further obstruction by parked cars.

To address the comments regarding traffic safety and the entrance onto West Mercer Way from Eden Lane, we submit the following response. Entry on to West Mercer Way from our property is also a major concern for us, as well. We were very careful to locate our intended fence and gate far enough West so that viewing oncoming traffic from all nearby roads would not be affected. As seen from the attached pictures, the view of our intended fence and gate is completely obscured by the tall cedar trees on our northern neighbor's property and in no way obstructs the view of traffic along West Mercer Way. We have located the intended fence and gate far enough west from West Mercer Way such that the view of oncoming traffic in either direction is not impacted at all. Furthermore, the intended fence and gate will be located on the downslope away from West Mercer Way such that its visual impact from the street is minimized, as well.

Having spent the better part of my life on Mercer Island over the past 40 years, I am very much interested in maintaining the overall character of the Island. We do not believe our intended fence or gate would alter that character at all. As one drives north or south along West Mercer Way, there are countless high fences and some gates present (Please see attached pictures). In fact, the City approved a similar fence and gate currently under construction just three homes south of our property. In addition, similar height fences already exist on Eden Lane itself (please see attached pictures), as well as on the property immediately north of Eden Lane (please see attached pictures) and the property across West Mercer Way from our home (please see attached pictures). With all these existing tall fences, we do not feel we would be setting a precedent at all.

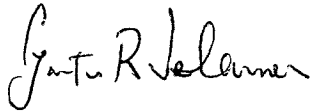
With regard to Ms. Lapan's tree and root concerns, we would submit the following response. As part of our building permit, the City Arborist approved removal of the trees which have been removed to construct our home. We also have an approved tree

mitigation plan, which will add back many more viable trees and other plantings than were present before our project began. The increase in water that Ms. Lapan refers to on her property is likely due to many factors beyond some tree removal from our construction site. Trees and vegetation were removed to construct our neighbor's home and significant tree work has been done all along Eden Lane over the past several years by certified arborists. There has been an increased amount of rainfall this past winter, as well.

That being said, we are very cognizant of root structure and will make every effort to avoid damage as our fence is installed. It should be noted, however, that Ms. Lapan's concern regarding root structure should not be a factor in approval of our deviation request, as fence posts would be required for a fence of any height.

Thank you for your consideration. Please let us know if there are any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Gautam R. Velamoor". The signature is written in a cursive, flowing style.

Gautam R. Velamoor