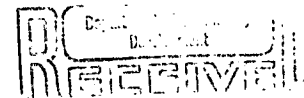


8540 85th Avenue S.E.
Mercer Island, WA 98040
August 3, 1983



Mr. David P. Guillen
Principal Planner
Department of Community Development
City of Mercer Island
3505 88th Avenue SE
Mercer Island WA 98040



AUG 9 1983

Dear Mr. Guillen:

RE: Variance Proposal JL Smock 8440 Benotho Place

My wife and I are residents of the Benotho Beach community, and our property borders Benotho Place on its lower side -- more or less across the street from the Smock property.

We would like to register our concerns with you about the Smock's request for a variance and request that no variance be granted.

First, we believe that the proposal represents a step in the erosion of the character of our neighborhood. It simply offers the potential for increased clutter and more houses squeezed more tightly together.

The sizes of the proposed lots are such that I can't help but wonder about garage facilities that might go with such residences on these steep properties -- and the very real possibility of more cars parked on what amounts to a narrow lane now. And from our viewpoint looking down on that street, the cars parked there already are not attractive.

Finally, I think as a community that we simply need protection from the temptation to turn residential property from its primary purpose of providing a liveable amenity to considering it first and foremost as kind of a "money mine" that can be dug endlessly. And I think that the Smock's intent is exploitive rather than contributory to the liveability values of the neighborhood. It is my understanding that they essentially wish to use these properties, rather than live in our neighborhood -- and there is a substantial difference in my mind.

I urge that no variance be granted. Thank you for considering our reasons why.

Sincerely

Mr and Mrs Richard E. Paetzke