

From: [Carol Blanchette](#)
To: [Gina Montecallo](#)
Cc: [Steve Morando](#)
Subject: Megerdchian Variance Lot 23 Juniper Ridge Subdivision
Date: Saturday, May 10, 2025 10:48:10 AM

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[EXTERNAL EMAIL]

Hi Gina

Thank you for including The Valentine Reserve in the variance proceedings. The impact of development on our boundary's is very important to us. We have received and reviewed drawings from Elliot Brainard and we find them very helpful in understanding the scale of the project. We are aware of the hardship the 18' height requirement put on this specific lot and the efforts by Elliot and his clients to minimize the grading is a very significant design feature. According to Elliot this will save 60 truck loads of soils and reduces the potential for any negative environmental effects to Valentine reserve. The drone study provided by Elliot further illustrates the size bulk and scale of the building. The lower retaining wall blends the natural setting with the architecture and the overall height from the reserves perspective is in line or less tall than other buildings on the street. The variance height request of 6 feet six inches additional height keeps the size bulk and scale with the context of the Ridgeline and neighboring properties.

We support the project as it is drawn and feel that it meets the intent of the initial variance discussions created back in 1992.

Please let us know if you need anything further,

Thank you,
Carol

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