

Exhibit A: View Study for Hillside Project located at 1024 Bethany Rd:

Objective and Analysis:

View study is required as a part of the Hillside Development Permit process to analyze the impact of legalizing the already built shed on views from adjacent properties.

To allow members of the public to review the view study and evaluate if the project, public notification was distributed to September 22, 2022 and a sign was installed in the front yard. In addition to the public notices, residents and property owners of all the neighboring properties located within the immediate vicinity of the project site were contacted and informed of the proposed project along with the process involved in the view study.

Staff inspected the shed to observe how it appeared from on site and from other public views near the site. Site visits were also conducted at the properties where the owners were concerned about their views and requested site visits; these properties included – 1018 Bethany Rd, 1030 Bethany Rd and 1029 Cornell Dr. Pictures of the proposed development were captured from each of the aforementioned properties to assess the potential impact of the development on the views from the neighboring properties.

Figure 1 indicates the location of the proposed project with respect to the neighboring properties and Figures 2, 3 and 4 represent the pictures of the proposed development taken from surrounding properties.



Figure 1 showing the location of the project site with respect to the neighboring properties

Exhibit A



Figure 2(a): Picture of the proposed shed from back yard of property located at 1029 Cornell Dr.



Figure 2(b): Picture of the proposed shed from back yard of property located at 1029 Cornell Dr.

Exhibit A



Figure 3 (a): Picture of the proposed shed from the back yard of property located at 1018 Bethany Rd.



Figure 3 (b): Picture of the proposed shed from the back yard of property located at 1018 Bethany Rd.

Exhibit A



Figure 4 (a): Picture of the proposed shed from the back yard of property located at 1030 Bethany Rd.



Figure 4 (b): Picture of the proposed shed from the back yard of property located at 1030 Bethany Rd.

Exhibit A

Conclusion:

As documented in the above pictures, the placement and overall height of the shed does not significantly impact the primary views of the neighboring properties. Upon review of the shed and views from adjacent properties there will be no unreasonable impact to the primary and secondary views of properties in the surrounding neighborhood.

However, as noted in the decision letter, staff has included a condition of approval that would require the installation of hedges that would be the same height as the shed to mitigate its visual impacts and maintain privacy to the rear neighbor's back yard pool area as well as the condition to adhere to a 5'-0" rear yard setback to ensure that the shed does not encroach upon the rear the public utility easement that extends 5'-0" from the rear property line.