

Cliff M. Blondes
Ledge Estates Board Chairman
(email & handdelivery)

Cliff:

we want to extend our appreciation to the board and committee members for the quick attention and on site inspections of the proposed change of the kitchen window to a garden window. We are encouraged by the generally positive opinions expressed to date. And we are pleased with the ongoing support of our neighbors, Nancy and Dick Shirey, whose support of this change is quite important and we understand has been expressed to the Association board and committee members.

During your visual on site review today, you suggested to us that we articulate, in our view, why the proposed change of this window in this location is unique and should be granted approval as an exception versus other windows / townhouse locations in the community that might become objects of a request for a similar modification. In other words, what are the characteristics and technical specifications of our house, this window, this location that make it worthy of an exception and qualify it for your approval.

I have summarized some of these features in our previous letter request, but we have considered this in greater detail and in a more systematic manner. We have also surveyed all the other townhouses to clarify, test, and verify the specific features that are indeed unique in our case. In our assessment, this is as follows:

- The location of the window to be modified at our house, 2469 McCormick Road, is *uniquely isolated from community and public view* as it is directly and closely adjacent to a wooded area bordering the community commons behind our house. The community commons is a narrow strip of land (approx. 15 feet width) that is rarely traversed by association members. Moreover, the window cannot be readily viewed from any other house -- other than from behind the adjacent Shirey house, and then only from their patio and the commons area behind their house. There are only a small number (4 including the Shirey's) townhouses with rear windows facing the same direction and the same general wooded area that share this "isolated from community and public view" characteristic. All other rear windows in townhouses that I surveyed, since they face towards less isolated common areas or other townhouses and/or single family house(s), are readily viewed by more than one other property owner adjacent and/or opposite as well as the community and public from more frequented commons areas.
- The *house exterior specifications and window location* we are requesting to modify is also quite unique in the townhouse section of Flint Ledge Estates. As you observed and we discussed today, the rear window of the kitchen on the entrance level of our house is boxed out approximately 14 inches from the rear side of the house. Since it is already boxed out and elevated approximately 12 -13 feet above the ground (basement) level, the garden window design with sloping roof to match the angle of the boxed out section makes an ideal, visually appealing addition, compatible with the exterior design of the house. In my survey of other townhomes in our community, I found only two other townhomes with a similar construction.

2453 McCormick Road: a similar boxed out window in the rear of this townhome faces some other single family houses with backyards visible, but is reasonably isolated due to a large pine tree shielding this window from common view.

2405 McCormick Road has a boxed out rear window, but closely adjacent to a walkway leading from the entrance to the community, and close to the ground (approximately 2 - 3 feet), and likely not as isolated nor as suitable for such a garden window due to the eye level height of such an addition.

Although there are several other houses with the rear boxed out construction, none of these would be candidates for such a garden window since they are already designed with patio doors and a patio as an extension to the boxed out sections of their homes.

Based on the two factors outlined above, we conclude that our location and house specifications for this proposed garden window are indeed unique, standalone, and unique in the townhouse section of Flint Ledge Estates. We trust that you agree with this brief analysis which supports the conclusions which we had reached previously that the location is ideally, and uniquely, suited for this requested garden window.

Finally, I should add that we have had this garden window recommended by our designer, to be custom built to high standards, and installed by a professional construction contractor. While this is not unusual or a distinguishing feature of this proposed change, it provides additional assurance to the association that the change will satisfy the high standards of construction and design characteristic of Falls Ledge Estates homes -- even if it will rarely be seen other than from inside where it will be mostly appreciated.

On Wednesday, April 30, we plan to invite the window designer from American Jewel to finalize the design features and begin the custom construction of the window early May. It isn't my desire to overly rush your review of this request, but -- as I am travelling abroad for three weeks beginning May 5 -- I'm trying to tie down all major decisions before leaving, and would appreciate hearing by latest Thursday of any objections you may see or anticipate. And, of course, if there are additional questions or issues to be addressed, I'll be available at your (or any member of the reviewing committee / board) convenience.

Sincerely yours,