

September 22, 2022

I received the letter concerning 1037 Headlands Drive Variance.

I find it interesting that the owner does not want to follow the setbacks for our community.

I myself am building a home in the neighborhood and have to follow the setbacks,

I question why he feels we should give him a variance that will allow him to ignore our community planned setback. The main purpose of setbacks is to prevent owners from crowding their neighborhoods. This ensures that one's property doesn't block their neighbor's view. They also ensure every property in the area has enough access to light and ventilation.

The setbacks are there to keep our neighborhood safe and signaling neighborhood character patterns that help create a pleasing small town character. A planned out community keeps our community from looking trashed, and a trashed looking community has lower property values.

I know exactly who this is and I myself pointed it out to him before he even poured the footings for his foundation, he basically told me to go pound sand and that he was within the county required setback. I was upset that the county allowed him to build in to the planned community setback, although I was not sure what to do about it.

The home next door (1041 Headlands) was just recently built and had a survey stake marked on the corner of the two property's showing where the setback was located, and he paid no attention to it.

I know of 2 other builders in the neighborhood rebuilding their homes from the fires and they also stopped by and questioned him building in to the required set back and he told them to go pound sand as well,

Everybody in the Neighborhood pointed it out to him, and he choose to keep building and payed no attention to the required setbacks for our neighborhood.

I would like to know how he got this far in the building process, he had to have an inspection in order to pour the footings, and then to start framing, how did it go this far and nobody from the county said anything to him?

It is also a safety issue, now the neighbors have to pull down there driveway and stick out into the street in order to be able to see if any cars or people walking are coming down the road to pull out of there driveway safely. Safety plays an important role in planned community setback and should be enforced by the county.

Since there is no garage on the home, where do the owners and guest park their cars, in the street? This creates another safety issue for the neighbors pulling out of their driveways.

How safe is it for someone walking down the street and not being able to see if a car is pulling out of a driveway.

Setbacks are there for a reason and I feel he needs to abide by them, we all have too, and he should as well.

I cannot make the meeting and I hope my voice is heard, it is the County of Napa responsibility to make sure our neighborhood is safe for everyone, and everyone abides by the same rules that are in place for our community.

Anonymous

From: [Ken Matson](#)
To: [Cahill, Kelli](#)
Subject: Re: Naming Variance Application # P22-00226-VAR
Date: Friday, September 23, 2022 8:31:03 PM

[External Email - Use Caution]

Hello Kelli,

Unfortunately I work a lot and am not always available for meeting or close to an internet service. Just wanted to let you know my take and under certain conditions I am more than willing to support a neighbor. But at the same time we all have to make allowances for the community and I do recognize the reasons why. So if you could include my commits to the Zoning Administration I would greatly appreciate it. Thank you, Ken

On Sep 23, 2022, at 7:49 AM, Cahill, Kelli <Kelli.Cahill@countyofnapa.org> wrote:

Ken,

Thank you for your comment. I will clarify that the building permit included off street parking with a carport. Given this information, would you still like your comment included as part of the Zoning Administrator Hearing? Would you like to attend the meeting? It is offered via zoom or call in if you would like to participate.

Thank you,

Kelli Cahill
Planner III – Planning Division

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From: Ken Matson <klmroofing@yahoo.com>
Sent: Thursday, September 22, 2022 6:56 PM
To: Cahill, Kelli <Kelli.Cahill@countyofnapa.org>
Subject: Naming Variance Application # P22-00226-VAR

[External Email - Use Caution]

Hello Kelli,

I am the owner of 309 Kona Court and this is my take on the application for variance. As for the first 10' feet from the road, my understanding that this area is used for utilities and that impacts the community so that area I believe should be clear of

buildings. The second 10' after the utility access was for parking of at least one vehicle off of the road. Normally that may not be a big issue but since this is a resort area having a lake being the main attraction for living here. Having vehicles in the street becomes more of a problem, not to say that it still doesn't happen. My concern is more for a vehicle "like a boat" being left on the street. Even if this owner does not plan on doing this, if the house sells the next owner might. For this reason I feel that a parking spot off the road is important. Now if you allow the to make one sideways or they have another space to park a vehicle off the street then I do not have any other issues with them building in the second 10' area. With neighbors having boats and having to weave around or the street being blocked when the neighbor across the street has company parking becomes more important. Thank you for your time, Ken
Ken Matson

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