

Attention Zoning Board of Appeals,

I have reviewed the proposed plans and the four requested variances and in full support for the **Brandon Residence 3394-3396 Fallbrook Park** and in the Boards granting of the four variances sought.

A summary of the variances requested:

1. Front Yard setback of 19.21 feet from the road side property line
2. Building coverage of 21.1%
3. Lot coverage of 31.7%
4. Maximum building height of 27 feet

Why I'm in Support:

* I feel the proposed cottage design and site design will be a significant improvement to the existing site and a compliment to the neighborhood.

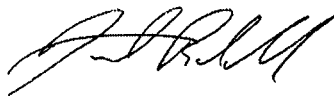
* Russ's requested front yard setback is a significant improvement over that current on the site where both the north cottage and detached garage of the south property extend over the front property line.

* Demolition of three structures on site now and replacement with one cottage that is more centrally positioned and further set back from the road will enhance the setting, increase green space and improve views not only from the Lake but, from the road side.

* Russ's plans to maintain the mature trees along the lake front and road side of the property will softens views to the site from the lake and roadway.

* On a personal level I'm in support of Russ, his wife Amy and their family as valued neighbors, friends and fellow supporters of the Fallbrook neighborhood.

Sincerely,



Grant J. Randall

3328 Fallbrook Park

cc: Russ Brandon

