

EXHIBIT 1

1. As the owner of this property for nearly a decade, we are committed to the safety of the neighborhood and the ability for pedestrians, bicyclists and drivers to have as much visibility as possible at the southeast corner of our property (Grasmere, the driveway to Gregory Middle School, and Springdale Circle). We have kept a split-rail fence from the previous owner in place specifically for this reason, but also to keep teenagers from walking through our yard. With two young children and a wide, open expanse in the fields around Gregory, we decided that for the protection of our two children and for our privacy, it is time for us to finally isolate the back portion of our yard from the traffic, lights and people around the school so that we can start to be more comfortable about using our back yard. We are looking, as the plat mockup shows, to have a 30%-spaced 4' picket fence where most of the split-rail fence is now from the corner of Grasmere/Springdale (front yard) to the back of the house along the south side of the property, to keep in line with the city's rules and to promote transparency between pedestrians, bicyclists and drivers. In variance of the city's rules, we want to have a 6' privacy fence installed from the back of the house, along that same south property line, to the west (back) end of the property (over the west-side's north-south easement) to terminate within 50' north-south to enclose a bundle of trees on that corner.
2. Our property is unique because it has a particularly low level of privacy due to a neighboring public school and a wide-open area of field that exposes our yard to visibility across several blocks (from Grasmere to Windemere, for an example). We have the school's lights which are on all night long, and we have the school's activity which includes sanctioned events going late into the evening and also just general off-hours activity by nearby residents.
3. The property change will not change the neighborhood. For the most part, with the exception of roughly 30' at that back-half of the yard, the privacy fence will be wrapping around a bundle of trees at the southwest corner of the property. The trees, when we moved in, were overgrown into the sidewalk that students use to walk to school. We parred back much of the limbs, and the school's own grounds team, in conjunction with us, due to there helpful nature and their incumbent tools, has helped in the maintenance also. The privacy fence will contribute to the trees not growing into the sidewalk and the area of that part of our yard will no longer be used as often for students to hide in. Furthermore, I have spoken with Gregory Middle School principal Steven Severson and he has confirmed that the school has no problem with the addition of the privacy fence.