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## Waiting on a Final Decision for Burton Valley House

By Cathy Tyson

The City Council found itself faced with an interesting pair of choices while reviewing the controversial Burton Valley remodel for the Polichio family. The Council could either deny the application without prejudice, leaving an opportunity for the applicant to file again with the City, or continue the matter and allow the applicant to complete the requests of the Council - erect story poles and further clarify their now greatly reduced architectural drawings.

Back in January of this year, on a split vote, three in favor, two against - the City Council voted to deny an appeal by the homeowners, and directed staff to prepare a resolution to deny the appeal. Finalizing that resolution was continued to February 28 for the entire Council to be present to vote. It was after 10:00 p.m. when the matter was finally heard, and after some discussion, the Council decided to continue the matter.

Architect Ken Hertel asked that the project be reconsidered in light of a further reduction of the second story addition. The last iteration of the design had a 1,084 square foot second floor; in the newly revised plans it is 724 square feet. Because their children are very young, the Polichios' original plans included bedrooms upstairs for their one and three year olds, now the kids are two and four. The new design has



East Elevation, front yard Lucas Drive Courtesy of Hertel Architects, Lafayette

their bedrooms on the ground floor.

Some neighbors that have been against the project from the beginning still view the second story as not compatible with the immediate neighborhood. "I'm still opposed to this plan - it doesn't meet our demands. This eleventh hour submittal only prolongs the process," said William Wahlander. However, the neighbors directly to the north recently changed their minds and are in favor of the addition.

"We've given up on having the kids upstairs, which has been difficult to wrap our heads around. This is a substantial change," said Joe Polichio adding they have made every attempt to cooperate. "I just wish you could tell us what we can do to build our house, we want to put an end to this process."

Council Member Mike Anderson voted to continue, noting, "This is a significant revision - they should come back and get a full hearing on this proposal." Fellow Council Members unanimously agreed; story poles will be erected and the matter will be heard again on March 28.

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