

From: [Jon Levin](#)
To: [Comments](#)
Subject: new construction on 28340Balkins Drive
Date: Friday, May 29, 2020 5:52:37 PM

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Dear members of the Agoura Hills Planning Commission

My name is Jon Levin and I live at 5947 Lapworth Drive..Part of my property is directly across from this proposed building site on Balkins..The road is the narrowest part of Balkins in this area..

I have several issues with the proposed new construction, the main objection is the size of the home but there are several other concerns..I would also like to state that I feel that my neighbors and I are being deprived of due process since we are not allowed to express our views in person.

I would hope that all of you will have the chance to visit the site in person to see what we are dealing with..It will make a difference..I would like to give you all a little history on this parcel if you do not know what has transpired the last 12 years..In 2008 a Mr. Bardai submitted plans for a 4000 plus sq. ft. home with a 1200 sq ft garage..He was rejected by all five commissioners and told because of the slope and other factors he could only build a 700 sq. ft. dwelling..Yes, seven hundred sq. ft...He came back again with lawyers and plans for over 3500 sq ft with a 1200 sq ft garage..The new plans required a great deal of dirt to be taken out of the hillside..He eventually won a 3 to 2 decision but did not build..

Usually it would be no problem building a home this size but this is a problem lot..There is only a tiny area to build on,hence no one else has ever tried..This proposed home would be very close to the street and loom over the road..With the 3 car attached garage it would span almost the entire width of the property and the two story home would stick out and not fit in with the rest of the street..There are two lots above this lot that no doubt someone will attempt to build on..If and when this happens the hill will be crowded with large structures and possibly be unstable..There are two long retaining walls behind the structure and another wall connected to them that starts about 8 feet from one of the large oak trees at the east side of the property so there will be non stop structures, driveways and walls massing on most of the small building lot..There is also only a 15 foot back yard..

There is a common driveway on the east side of the lot..There will have to be a new road dug out of the very steep hillside to gain access to the two lots above this new build, further weakening the hill and creating more future problems.

Even though this project meets the basic specs to build it just is too big for the space..This is not the first time a house has met the basics but has not been appropriate for the location..This reminds me of a time several years ago when I was attending a Planning Commission meeting in Agoura Hills..A Planning commissioner got up and proposed the idea of all the commissioners getting in a bus and driving around Old Agoura looking at all their successes and failures..I do not want to live across the street from another failure for the rest of my life.

I must add that I would hope that if a home is approved at some point I would expect the property owner would respect my wishes to not have any construction or other vehicles parking or using my property in any manner..I would also hope that the property owner would not let any garbage from his construction wind up on my property..It has happened before..

There are other problems for constructing a large home on a narrow street where it is difficult to turn around and all the construction vehicles are tearing up the streets that the homeowners are responsible to repair..These are very difficult times and having a lot of workers in a small area does not help..The planning commission meeting and construction of any home should have been postponed to a future date to avoid possible health and other problems and not suppress our right to attend in person.

I would sincerely hope that the commissioners would take the time to study all of our responses in this unique little area plus the information they have been provided by the City and decide that this large home and 3 car garage is inappropriate for this greatly sloping lot..If at all possible can we each be notified that you received our letters..

Sincerely

Jon Levin

5947 Lapworth Drive

Agoura Hills

Ca.

From: [Maayan Mcabian](#)
To: [Comments](#)
Subject: Concerns regarding 28340 balkins
Date: Sunday, May 31, 2020 5:06:21 PM

Dear Planning Commission,

We are writing this letter to voice a concern about the new construction on our street. We live at the end of Balkins (28354 balkins) and are situated in same side of street two homes over from new home site. The road is already in poor condition and quite narrow. We can hardly drive past each other in certain areas and need to pull over. Worried about the pending large vehicles that will be driving, turning, backing up, and blocking this narrow road. Most large vehicles need to go down in front of our neighbors house to make a three point turn and come back around passing us every time putting strain on road in front of our property.

Looking at the plans of the house it seems like a very large and looming home trying to be squeezed into a narrow and challenging lot. So close to street itself. Almost not fitting into the Old Agoura scene.

We appreciate our neighbors support in this venture and hope our concerns will be heard.

Regards,

Adi and Maayan McAbian
28354 Balkins Drive

Sent from my iPhone