

Margery M. Davies  
525 Covington Pl  
Pasadena CA 91105

February 5, 2021

By Hand Delivery

Property Owner  
515 Covington Pl  
Pasadena CA 91105

Re: Construction Project at 515 Covington Pl

Dear Neighbor:

I have received the Notice of Application for Hillside Development Permit (HDP #6864, Plan No. ZENT2020-10067) which describes the construction project you intend to undertake at 515 Covington Pl, and I have viewed the story poles erected to delineate its footprint.

While I believe a 6063 sq. ft. house is much too large for the size of the lot, I will not object to this construction project provided we can agree to the following matters:

1. Construction hours, noise, and dust/debris; street parking. I request the following: Construction work is limited to 7am to 4pm, weekdays, excluding holidays; no more than one vehicle be parked in front of my house and not in front of my mailbox; that temporary "no dust" fencing be erected to capture and mitigate dust from the project traveling to my property.
2. Landscaping. I request that the landscaping be maintained or improved to preserve or enhance the privacy screening along the property line. If mature plants are to be removed they need to be replaced with plantings and/or screening that provide the same or better screening.
3. Retaining wall maintenance and repair agreement. Irrigation and other water runoff from your property are slowly eroding the retaining wall between our properties. While the damage to the wall at this point does not look like it requires repair, I request that we enter into a recorded agreement to the effect that the 515 Covington owner is responsible for repairing or replacing the retaining wall should it fail or, in the opinion of a structural engineer, is nearing a point of failure. See attached images of its current state.

If you agree to the foregoing, my son will draft the agreements thereon for signature.

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Best regards,

Margery M. Davies  
525 Covington Pl  
Pasadena CA 91105

Cc: By email  
Katherine Moran  
Pasadena Planning & Community Development Department  
175 Garfield Ave,  
Pasadena, CA 91101