

APPLICANT'S NARRATIVE



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building would void the current license and require the building to then be remodeled to meet I-2 construction to qualify for a large type B license. The required construction for this change is financial unjustifiable and would be several times more expensive than a dedicated stand alone building.

We also concerned placing the office building on the north east corning in front of house 2056. This location had draw backs that the proposed location does not. In order to fit a 3,200 sq. ft. office building we would have to building against both the Hebron 50' setback and the eastern property line setback. This is where our eastern detention pond is located. Extensive dirt work would be required in that north east corner to create a new detention pond and move the water around the new office building. We're also trying to be conscious of our neighbor's homes to the east of us. Our site sits about 6' higher, therefore anything we build against the setback would look down into their backyards. The other reason is this will be the main building visitors, vendors, and staff will be using. This would create a traffic hazard with the number of foot and automotive traffic in a small area of our drive right against a stop light.

The proposed location eliminates all these issues. There is no underground utilities or easements to relocate, we're not displacing any residents in order to build, we're not building up against any existing residential neighborhood, and we have plenty of parking for visitors and vendors.

We have had several meetings with D2 Architects, general contractors, pre-fabrication companies, and two pre-development application meetings with Carrollton staff. We believe the proposed new Office Building and proposed site preserves the residential nature of our Community, best serves the residents and employees, and enhances the Carrollton neighborhood.

We thank you for the consideration of this new Office Building.

Regards,

James A. Stroud
President