

Exhibit #10

Attachment 8

Reasonable alternatives exist to what is proposed

With house shifted on the lot, a garage can now be located at street level

The new proposal shifts the house to the far north of the lot. This now provides space to adjoin a three car garage to the south side of the home - at street level.

For illustrative purposes only

These illustrations are not an attempt to "design someone else's home"; but rather to show that viable alternatives exist to address the many problems with this proposal.

Other alternatives

There are other alternatives - for example, the garage can be placed on the second level, rather than the lower level.

This is a good example of where the very large size of the proposed structure provides more than adequate capacity to make changes to better "fit" the neighborhood. For example if the garage is adjoined as illustrated, the house would have the 900 sf currently designated for garage space - further facilitating the ability make needed adjustments. This would also most likely reduce the cost of construction, to the benefit the developer.

This approach (or other such alternatives) would solve most (if not all) of the proposal's problems related to the driveway/flyway, incompatible garage placement, code protected tree between driveways, etc.

It also eliminates the need for a front variance.

Site Plan

