

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 612 Cragmont use permit #ZP2021-0177

**From:** Roger/Mary Spence <rmspence1010@gmail.com>  
**Sent:** Sunday, March 5, 2023 8:43 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 612 Cragmont use permit #ZP2021-0177

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We are next door neighbors and owners of 620 Cragmont.

While we are pleased to have the lot developed, we have some serious concerns:

1. Our gas line runs through the retaining wall that borders the property line. Our house was built in 1936 and in accord with the property lines and development requirements of that time. Their architect talked about excavating some of that area and replacing the retaining wall. This is very concerning to us as it could potentially result in some damage or even rupture of our gas line.
2. We are extremely concerned about the construction and excavation work potentially disturbing the stability of our foundation and the structure of the house. The soils in this area are prone to sliding and can be unstable. One can see soil movement quite clearly. Our foundation is currently stable and in good shape.
3. We had asked the architect to consider these concerns in the design and, given that the property is a large lot, requested that the house be sited further away from our house. The architect said that was not possible because of an oak tree. It seems to us that the potential risk of damage to our property should take precedent.
4. We are requesting that the new house be built further back from the property line given the safety concerns we have expressed.

Thank you for your consideration of these concerns.

Sincerely,

Roger and Mary Spence  
620 Cragmont Ave  
Berkeley, CA 94708  
510-847-1238