



Homeowners Association

August 4, 2022

Planning and Land Use Committee  
Bel Air-Beverly Crest Neighborhood Council

Re: Proposed Modification to Bel Air Glen HOA Street Vacation Project

Dear Planning and Land Use Committee Members:

As you will recall, during our last exchange with your Committee and the Bel Air-Beverly Crest Neighborhood Council (the "**Council**"), we requested, and the Council kindly agreed, that the Council not take action on your Committee's letter recommendation regarding the above-referenced project (the "**Project**") until we presented to the Council a proposed modification to the Project for its consideration during its August meeting.

As promised, I enclose our proposal. As you will see, we propose to modify the Project by requiring our HOA to apply to the City and, if approved, install street signs at northbound Beverly Glen Boulevard and Nicada Drive and Briarwood Drive barring right turns into the latter two streets during work weekday p.m. peak hours, and to survey trips into our community during p.m. peak hours for a week-long period. If this survey shows that on average over this period peak hour cut through trips through our community do not occur, our HOA would withdraw its application for the Project and not seek a street vacation. If this study instead indicates that such cut-through traffic occurs or if the City does not act on our application for the street signs or does not issue permits for them within the prescribed period, we would have the right to proceed with our Project application with your Council's support and a commitment by the Bel Air Ridge HOA and its members not to oppose the Project.

We believe our proposal reflects a fair compromise between concerns expressed by the Bel Air Ridge HOA membership that we consider Project alternatives such as the street signs contained in our proposal before obtaining a street vacation, and our community's commitment to protect the safety and well-being of our residents by preventing dangerous cut through traffic on our streets. We hope you and the Bel Air Ridge HOA agree, and look forward to discussing our proposal with you during your upcoming meeting.

Thank you for your service to the community.

Very truly yours,

*Kenneth A. Linger*

President, Bel Air Glen Homeowners  
Association

Cc: Board of Directors  
Allen Matkins  
Aaron Green

**Proposed Modification to Bel Air Glen HOA Street Vacation Project**

**Bel Air-Beverly Crest Neighborhood Council**

**Planning and Land Use Committee**

**August 2022**

**Street Signs**

- The Board will apply to the City to install street signs at northbound Beverly Glen Boulevard/eastbound Nicada Drive and at northbound Beverly Glen Boulevard/eastbound Briarwood Drive barring rights turns for all but neighborhood residents and their invitees (e.g., guests or service providers) between the hours of 3:00 p.m. – 7:00 p.m. Monday through Friday (“**Street Signs**”).
- If the City approves the Street Signs, then Bel Air Glen will cause the Street Signs to be installed, and will thereafter commission a traffic study to determine the total number of trips entering the Bel Air Glen community from northbound Beverly Glen Boulevard via Nicada Drive and Briarwood Drive between 3:00 p.m. and 7:00 p.m. for one work week Monday through Friday (all school days and no holidays) that exit north on Angelo Drive onto Beverly Glen Boulevard within 15 minutes of entering the Bel Air Glen community (“**Peak Period Cut Through Trips**”).
- If Peak Period Cut Through Trips occur on average over the 5-day study period, Bel Air Glen may proceed with the street vacation and private street map applications with the support of the BABCNC and without further opposition from Bel Air Ridge or others. If no Peak Period Cut Through Trips occur on average during the 5-day study period, then Bel Air Glen will end its pursuit of the street vacation and private street map.
- If within six (6) months of the City receiving Bel Air Glen’s application for the Street Signs, the City has (a) not taken action on the Street Signs application and (b) not issued permits necessary for Bel Air Glen to cause the Street Signs to be installed, then Bel Air Glen may continue to proceed with the street vacation and private street map applications with the support of the BABCNC and without further opposition from Bel Air Ridge or others.
- The Bel Air Glen HOA Board will continue to process the street vacation and private street map applications with the BOE during this process outlined above.

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