

JUSTIFICATION LETTER:

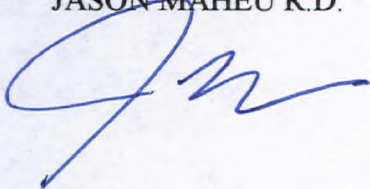
APN: 139-26-410-100

WE WOULD LIKE TO ADD ANOTHER UNIT TO THIS SITE AS OUR NEIGHBOR AT APN:139-26-410-013 HAS DONE. THE NEW BUILDING WOULD MATCH THE EXISTING BUILDING ON THE SITE IN ALL WAYS IE, COLOR, TEXTURE, ROOF STYLE, ETC. THIS NEW STRUCTURE WOULD BE A 1,008 S.F. ACCESSORY BUILDING THAT WOULD BE 10'-0" BEHIND THE EXISTING BUILDING AND WITHIN THE REAR 20'-0" AND SIDE 5'-0" SETBACKS. THIS WOULD BE A ONE STORY TWO BEDROOM UNIT.

WE ARE ALSO ASKING FOR 3 WAIVERS OF LANDSCAPING. THE FIRST WOULD BE ACROSS THE FRONT OF THE PROPERTY. WE CURRENTLY HAVE 4 PARKING SPACES WHICH WILL INTERFERE WITH THE REQUIRED 10'-0" LANDSCAPE BUFFER BUT WE WILL ADD THE BUFFER ACROSS THE REST OF THE FRONT. THE SECOND IS THE 5'-0" LANDSCAPE BUFFER ON THE NORTH SIDE OF THE PROPERTY. CURRENTLY THERE IS ONLY 5'-0" OF SPACE TO THE PROPERTY LINE THAT IS CURRENTLY CONCRETE PAD AND HAS THREE EXTERIOR DOORS THAT EXIT ON THAT SIDE OF THE STRUCTURE. IF WE WERE TO ADD THE REQUIRED 24" BOX TREES THE WOULD HIT THE ROOF OF THE HOUSE AND THERE IS ANOTHER HOUSE 10'-0" AWAY FROM THE NORTH WALL. THE THIRD IS THE REAR 6'-0" LANDSCAPE BUFFER. WE WILL BE ADDING TWO NEW PARKING SPACES FOR THE NEW ADDITION. THIS WILL BE IN THE LOCATION OF THE REQUIRED 6'-0" BUFFER. WE WILL INSTALL THE 6'-0" BUFFER ACROSS THE REST OF THE REAR PROPERTY LINE.

WE WOULD ALSO REQUEST A WAIVER FOR ALTERNATE MATERIALS OF CONSTRUCTION. THE EXISTING BUILDING IS A MASONRY BLOCK BUILDING THAT IS PAINTED AND WE WOULD LIKE TO BUILD THE NEW BUILDING WITH WOOD STUD AND STUCCO PAINTED TO MATCH THE EXISTING COLOR OF THE EXISTING BUILDING.

THANK YOU,
JASON MAHEU R.D.



RECEIVED

APR 22 2008

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06/12/08 PC