

Remodel and Addition to an Existing Residence

1640 S. Tenaya Way
APN# 16303604002

Justification Letter

March 9, 2009

The purpose of this letter is to request a variance to a Title 19 Section 19.08.040 to allow 8 foot solid wall with additional 4' sports fencing above in the front yard of a residential property.

The proposed addition and remodel to the residence asks for the 8 feet tall block / stucco wall along both streets adjoining the property and the front yard: Tenaya Way and Doe Avenue. Also, the proposed design asks for an additional 4' tall sports fencing above the 8' block wall on the front yard portion of the wall.

The reasons for the request are following:

In a typical situation the front yard is used for the entrance to the residential property. It can be utilized for the driveway, parking, paving, architectural entrance elements etc. However, the existing residence on this site has the main entrance from the side street (Doe). The design study for the proposed remodel and addition found it unfeasible to change the entrance location to the residence, therefore the front yard area facing Tenaya Way can not be utilized for driveway, parking, or any other entrance element. This leaves the front yard an unusable area for the property, if left unfenced. The proposed plan utilizes that area for a day time tennis court, which will be an essential amenity for the owner.

The second reason for this request is that multiple properties in the neighborhood have solid 8' tall or taller walls and fences facing both Tenaya Way and Doe Avenue. Properties directly across both streets have solid walls on the property line. The entire subdivisions across Tenaya Way have a solid wall on top of 4' retaining wall. With that in mind, it is our opinion that the proposed 8' tall solid wall with 4' sports fencing will look appropriate and compatible with the rest of the neighborhood.

Attached please find a panoramic view photograph taken from the current entrance area (along Doe Ave.) to the residence.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

Kastytis Cechavicius, AIA, LEED AP
Principal
DesignCell Architecture

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