

Remodel and Addition to an Existing Residence

1640 S. Tenaya Way
APN# 16303604002

Justification Letter

April 4, 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 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 Doe Avenue and 8 feet tall block / stucco wall behind 6 foot landscape setback along Tenaya Way.

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 garden / landscape area, and will function as a side yard. Proposed solid fence will allow the owner to utilize the area, and will significantly improve property's privacy and security.

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. Also there are many examples in the immediate neighborhood where solid walls are on the perimeter of the property of both streets of the corner lots. With that in mind, it is our opinion that the proposed 8' tall solid wall with the proposed 18" tall planter at the street corner and 6 feet landscape setback @ Tenaya Ave. 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, as well as other examples of corner lots in the vicinity with solid walls on both adjoining streets.

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

Sincerely,

Kastytis Cechavicius, AIA, LEED AP
Principal
DesignCell Architecture

VAR-33762

05/14/09 PC - REVISED

RECEIVED

MAY 01 2009