

JUSTIFICATION LETTER AND  
VARIANCE REQUEST

EXISTING CONDITIONS

THE HPC DETERMINED THE EXISTING HOME NOT TO BE HISTORIC, TO HAVE NO REDEEMING ARCHITECTURAL VALUE AND WAS UNANIMOUSLY APPROVED BY THE HPC TO BE REMOVED. THE EXISTING HOME IS A DISJOINTED PLAN OF MANY NON-SENSICAL AND UNSEEMLY ADDITIONS.

THE EXISTING HOME HAS NON-CONFORMING SETBACKS AS FOLLOWS:

- 1'-0" AT THE FRONT YARD CARPORT, WHERE 25'-0" IS REQUIRED
- 12'-0" AT THE HOUSE WHERE 25'-0" IS REQUIRED
- THE WESTERLY SIDE-YARD SETBACK IS 6'-0", WHERE 8'-0" IS REQUIRED.

THE SITE IS A GENTLY SLOPING FLAG LOT LOCATED DOWNHILL AND BEHIND A LARGE 2-STORY 4,212 SF APARTMENT BUILDING LOCATED AT 62 FAIRVIEW PLAZA.

THE DOWNHILL SIDE (REAR) ABUTS A TREE LINED ARROYO WITH NO NEIGHBORING PROPERTIES IN THAT DIRECTION VISIBLE TO OR FROM THE SUBJECT PROPERTY.

PROPOSED DESIGN

THE HOME HAS BEEN DESIGNED WITH THOROUGH CONSIDERATION OF ITS ENVIRONMENT. IT HAS BEEN:

- PLACED AWAY FROM THE ARROYO TO NOT DISTURB THE TREES AND VEGETATION, ALSO CREATING A FIRE BREAK.
- IT HAS BEEN SITUATED PARALLEL (LINEARLY) WITH THE NATURAL CONTOURS OF THE TERRAIN PER THE PRACTICE OF PROPER SITE DESIGN AND THE TOWN HILLSIDE GUIDELINES.
- THE HOME HAS BEEN DESIGNED WITH THE UPPER LEVEL MASSING ONLY 40% OF THE MAIN LEVEL - OFFSETTING THE AREA OF THE MAIN LEVEL BELOW. THE 2ND STORY WILL NOT BE VISIBLE FROM FAIRVIEW PLAZA.
- THE 2ND STORY WALLS HAVE BEEN SETBACK FROM THE 1ST FLOOR WALLS WITH INTERVENING ROOFS, REDUCING BULK AND MASS, GIVING TO HOME A "STEPPED" EFFECT.

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- THE VISIBLE PORTION OF THE HOUSE FROM FAIRVIEW PLAZA IS ONE-STORY. THE PROPOSED HOME IS OF THE ARTS AND CRAFTS STYLE, WHICH BLENDS WITH THE PLAZA NEIGHBORHOOD.
- THERE ARE 5 HOUSES IN THE IMMEDIATE NEIGHBORHOOD WITH LARGER FLOOR AREAS.
- THERE ARE 5 HOUSES IN THE IMMEDIATE NEIGHBORHOOD WITH LARGER F.A.R.'s.
- DESIGNED WITHOUT ANY PRIVACY IMPACTS TO NEIGHBORS.

VARIANCE REQUEST

WE ARE REQUESTING A FRONT YARD VARIANCE FOR THE GARAGE PORTION ONLY. THE MAIN FLOOR LIVING SPACE IS IN COMPLIANCE WITH THE REQUIRED FRONT YARD SETBACK (THE CURRENT HOUSE IS NOT). THIS GARAGE PORTION OF THE STRUCTURE IS SINGLE STORY, WILL BE 3'-0" AWAY FROM AN EXISTING 12'-0" HEIGHT+- RETAINING WALL/ FENCE AND WILL NOT BE VISIBLE TO PUBLIC VIEW. IT WILL HAVE A GREATER SETBACK THAN THE EXISTING CARPORT ROOF OF JUST 1'-0". THE PROPOSED 3'-0" SETBACK WILL IMPROVE THE EXISTING CONDITION.

GARAGE PLACEMENT

THE BENEFITS OF PLACING THE GARAGE IN THIS LOCATION ARE:

- MINIMIZED GRADING (THIS PROJECT DOES NOT REQUIRE A GRADING PERMIT AS DESIGNED).
- IT WILL IMPROVE THE EXISTING CONDITION.
- IT'S EXPOSURE TO THE STREET IS NON-EXISTENT - THEREFORE COMPATIBLE WITH THE OTHER HOMES ON THE PLAZA.
- IT PROVIDES FOR A GREATER SETBACK DISTANCE TO THE NATURAL WOODED ARROYO SO AS TO NOT IMPACT OR DISTURB THE TREES AND THEIR ENVIRONMENT.
- IT PROVIDES A FIRE BREAK FROM THE WOODED ARROYO.

THERE ARE MANY HOMES ON FAIRVIEW PLAZA WITH NON-COMPLIANT FRONT YARD SETBACKS - TO GRANT A VARIANCE IN THIS CASE WILL NOT BE GRANTING FAVOR OR SPECIAL PRIVILEGE AND WILL SERVE TO MINIMIZE THE VISUAL IMPACT TO THE NEIGHBORHOOD AND THE ARROYO.