



Mathis Chazanov <mchazanov1@gmail.com>

Letter regarding duplex variance

1 message

Peggy Jacobson <jacobsonpeggy@gmail.com>
To: mchazanov1@gmail.com

Sun, Oct 2, 2011 at 9:28 AM

October 2, 2011

C.F. 11-1556

To Whom It May Concern;

We support the planning commission's decision NOT to grant a variance to 1100-1102 Stearns Street for a triplex. We urge you not to proceed with an appeal of this decision. We feel that it is not beneficial to our neighborhood to allow build outs that are not sanctioned. We think it sets a poor precedent and object to the "rules" not being the same for all. We live in the 1100 block of Point View and know that the zoning is R-1 in our neighborhood. Please keep it that way.

Sincerely,

Peggy & Tom Jacobson
1146 S. Point View Street
Los Angeles, CA 90035

AS
BY _____
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Donna Chazanov <chazdancer@gmail.com>

Oct. 4 Variance hearing

1 message

Lida Baker <lbaker@ucla.edu>
To: michael.espinosa@lacity.org

Sun, Oct 2, 2011 at 9:18 AM

Dear Mr. Espinosa,

C.F. 11-1556

Sir,

I am writing to proclaim my strong OPPOSITION to granting a variance to the owner of the duplex at the corner of Stearns Dr. and Whitworth Avenue, 90035, which would allow the owner to convert a recreation room in the backyard to a third residential unit.

The duplex is located in a block that is zoned R-1. I am a homeowner in this block, at 1157 S. Point View St.


As a homeowner on this block, I oppose the granting of the variance for several reasons.

1. This block has only two or three duplexes, which were built before the R-1 zoning was put into effect. All the other residences on this block are single-family homes. Granting the variance would enable the existence of the only triplex in the area. It would be out of character with the rest of the block.
2. The owner is an architect and cannot possibly plead that he did not know this was an R-1 block when he purchased the property.
3. The corner where the duplex is located already has a shortage of parking spaces. The area was not designed for high density living.
4. Granting the variance opens the door to other residents of the area to request variances to add units to their properties. This would have the effect of lowering the property values of those of us who do not have additional units.
5. As stated, this area was not built for high density. Adding units would create traffic, parking, noise, and safety problems.
6. The zoning commission has twice denied the variance. It is wrong for Councilman Koretz to override these decisions and blatantly support the interests of one constituent (the one requesting the variance - who already has a duplex in an R-1 zone!!) over others (the neighbors who oppose it).

In short, the variance should be denied for once and for all because it is unfair and illegal.

Sincerely,

Lida Baker
1157 S. Point View St.
Los Angeles, CA 90035


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 PRIORITY



Zoning Variance for duplex on corner of Stearns and Whitworth

CF. 11-1556

1 message

Mickey Rosen <mrosenpsi@gmail.com>

Sun, Oct 2, 2011 at 2:52 PM

Reply-To: mrosenpsi@gmail.com

To: michael.espinosa@lacity.org, mchazanov1@gmail.com

I am writing you to voice my dismay that this issue has gone all the way to the City Council in spite of the rejection of the variance for a third unit by the appropriate zoning committees. There are currently many units in Carthay, South Carthay and surrounding areas that have modified their houses beyond the limits of the zoning variances. If the variance is approved for this unit, then logic dictates that all illegal units must be approved and may be modified for formal residences. This will change the nature of the neighborhood and put strains upon the neighborhood in terms of additional parking, plumbing, electrical and other utilities. This will hurt property values and reduce the quality of life in a pleasant neighborhood that has withstood many challenges to maintain its characteristics. Please do not allow this variance to be approved since it is not in the interests of the neighborhood and makes a mockery of zoning laws. We move into neighborhoods expecting that the zoning will be honored and the population densities will be adhered to. If Councilman Koretz is so gung ho to increase the stable of public housing in the neighborhood, let him find a developer to develop housing in areas already approved for multi-family units. Or alternatively, let him welcome some families into his home, but not at the risk of contravening the zoning laws!

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Mickey Rosen
Michael Rosen Associates, LLC
213 949 2208

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