

October 15, 2020

Ms. Jennifer Driver
Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

Dear Ms. Driver and Planning Division:

We are writing in support of Phil Dube's Minor Variance application to allow a 20'-2" front setback from Brocadero Place, where the Zoning Code requires a minimum front setback of 25 feet, in order to accommodate the addition of a new two-story deck/patio to the existing two-story, single-family residence located at 81 Grace Terrace, Pasadena, CA. As residents of the neighborhood and professionals in the real estate industry, we believe this addition will enhance the value of the surrounding properties while maintaining the unique aesthetic and historical context of the built environment.

While we appreciate the reasons for the existing minimum setback, the current placement of the two-story garage structure, as well as the lesser setback of the neighboring properties, demonstrate that the setback can be reduced without causing any harm to the neighborhood or the property itself. Indeed, it is entirely fair for this property to be allowed a smaller setback to maintain equity with its neighbors. In addition, the 4'-10" that will be reduced from the setback will be minimally perceptible to visitors and residents alike, as the structure is merely an outdoor deck space and not enclosed area.

Importantly, we can personally attest that the owner of the property has extensive design experience, as well as a passion for maintaining and upgrading the property with respect for its history and its contribution to the local architectural fabric. This will ensure that the new addition is tasteful and well-engineered. As the property currently stands, we firmly believe that it needs this level of care and investment to uphold the tradition of craftsmanship for which Pasadena, and in particular Grace Hill, is so well known.

For all these reasons, we ask that you grant the Minor Variance, and we encourage you to contact us if you have any follow-up questions. We appreciate your consideration in this manner.

Sincerely,

Anthony W. Orlando, Ph.D.
Assistant Professor of Finance, Real Estate, & Law
California State Polytechnic University, Pomona

Jessica L. Orlando, A.I.A.
Licensed & Practicing California Architect
AECOM