

February 6, 2019

Re: 81 Grace Terrace, Pasadena CA 91105

Dear Planner,

I am writing in support of the variance to locate a covered porch with deck above in the rear yard of 81 Grace Terrace.

There are three conditions that make this worthy of an exception to the strict reading of current code:

1. The lot is an exceptional configuration. It is wider than it is deep, which calls into question a conventional interpretation of the setbacks; if both the front and rear setbacks were measured per zoning, how much buildable land would there be?
2. It is a street-to-street configuration; couldn't it be argued that there are two front yards and no rear yard? Wouldn't that reduce the setback on Brocadero?
3. The porch/deck in question is several feet behind the existing structure, which would normally constitute the prevailing setback.

Given the fact that the layout of the lot leaves so little usable exterior space, most of which is sloped, I feel it is reasonable and appropriate that the owner should be allowed a modest outdoor space off the rear of the house from which she can enjoy looking over her garden, her surrounding neighborhood, and the warmth of a setting sun.

I urge you to grant the applicant her variance so she can exercise her very fundamental right to fully benefit from the use of her property.

Thank you,

Tom Marble