

Molinar, Tess

From: Nina Chomsky <nrchomsky@aol.com>
Sent: Tuesday, November 3, 2020 3:10 PM
To: Molinar, Tess; Johnston, Kristen
Subject: Variance 11930; 1155 Linda Vista Ave.; Hearing: 11/4/2020

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Please deliver to the Hearing Officer -- Thank You.

Linda Vista-Annandale Association

Mr. Paul Novak
Hearing Officer, City of Pasadena
c/o Public Comment; and Kristen Johnston, Case Planner

Re: Variance 11930; 1155 Linda Vista Ave.; Hearing: 11/4/2020

Mr. Novak,

At its Special Meeting on Thursday, October 29, 2020, the Board of Directors of the Linda Vista-Annandale Association (LVAA) reviewed the above-referenced request for a Zoning Code Variance. After a discussion, the Board authorized **opposition** to the Variance request based on determining that the required Findings cannot be made, and also based on concern over setting a bad precedent for reducing required landscape coverage in Front Yards. **Therefore, LVAA supports the Staff Recommendation for denial of the Variance.**

As Staff has indicated, the subject property with reference to the Front Yard is not unique in any manner and is subject to the same Front Yard paving standard as other surrounding properties in the same zoning district. Further, the property has an existing driveway that can provide adequate driveway access without exceeding the Front Yard paving standard. Therefore, as to the required Findings, we agree with Staff that there are no exceptional circumstances that would justify paving in the Front Yard to exceed the 30 percent maximum allowed; and, the property owner is not suffering a hardship nor losing a substantial property right by not being able to provide a circular driveway on the property for access purposes. Further, we agree that approval of the requested Variance is not required for the preservation and enjoyment of a substantial property right and to prevent unreasonable property loss or unnecessary hardship, and, approval would constitute a grant of special privilege not afforded to other single-family residential property owners in the same zoning district.

We request that you deny the Variance request.

Thank you for your consideration of our comments.

Sincerely,

Nina Chomsky,
LVAA President