



ATTACHMENT E
PUBLIC COMMENTS

Corina Flores

From: Jared Beck [REDACTED]
Sent: Monday, August 12, 2024 8:30 AM
To: Corina Flores
Subject: Variance Application: Ihm, V24-0001

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RE: Variance Application: Ihm, V24-0001

Hi Corinna,

We received the variance application for the Ihm residence and as their close neighbors, we would like to wholeheartedly support the variance for the construction of a garage in the proposed location. We ran into a similar issue when we designed and built our house in 2017 and we were surprised to learn about the requirement for garages to be attached. So much of the code emphasizes the conformity with existing structures and neighborhood design. Ironically, detached garages are completely normative in our neighborhood. Many of our neighbors have detached garages and it adds nicely to the R-120 Estate zoning aesthetic.

Additionally, given the hilly terrain and the lack of sewer service, our properties are limited in where we can put structures. The leach field and reserve leach fields occupy most of the property. With the current zoning that requires a garage to be attached, it makes it nearly impossible to designate a location for a garage to be constructed attached to the house. Even more so, because of the proximity to wild lands, it is critical to have a garage in order to protect vehicles from rats and mice. I am taking my truck in for a third repair due to damages from rats and mice in the past three months alone.

Finally, the designation of "Front" and "Back" of the house are not clear with the Ihm's residence, nor with 165 or 265 W. La Cienega. Historically, the direction and build of W. La Cienega was not certain. Multiple roads and easements were drafted and these older homes were built with their front and back yards facing various directions with regards to the multiple easements. The Ihm property for example, is effected by three such road easements. It is completely reasonable to allow them to designate the back of their property as fitting for the construction of this garage.

All this to say, yes, the Ihms and anyone on W. La Cienega should be able to build a detached garage within the most convenient location, given minimal set backs. If it's possible it would be nice to have the exception applied to the whole street. Half of the homes already have detached garages.

Thank you for your consideration,

Jared Beck
[REDACTED]