



Attachment "G" = Letters from 1) Doheny-Sunset Plaza Neighborhood Assn. & 2) Sunset Doheny Homeowner's Assn.

Catherine Palmer <council@babcnc.org>

9249 Robin Drive

Carter Bravmann <carterbrav@aol.com>

Thu, Sep 22, 2022 at 9:03 PM

To: tlongcore@babcnc.org, council@babcnc.org

Cc: Ellen Evans <dspna@dspna.org>, Stella Grey <stella.grey@dspna.org>

Dear BABCNA:

I am a member of the Board of Directors for the Doheny-Sunset Plaza Neighborhood Association. I am also an Architect.

Yesterday, our Planning and Land Use Committee met with the project representative for 9249 Robin Drive. After her (Dina Elkinawy) presentation of the proposed addition of 9'-0" solid privacy wall(s), fence(s) and a driveway gate, all to be located at the front property line (immediately adjacent to the public right away on Robin Drive) for the purposes of the homeowners' privacy and security as well as justifications and other findings, we voted to not support the proposed project.

We did so due to the fact that the Municipal Code expressly precludes walls, fences and gates of a height greater than 3'-6" within the limits of the required front yard setback. For us to vote in favor of such an extreme deviation from the Code, this would set a dangerous precedent, not only within the jurisdiction of DSPNA, but city-wide. The Code governing the heights of such walls, fences and gates is expressly intended to prevent the walling off at the property line residential properties.

The homeowners' have owned the property, we were told, for eight years without issues.

We did, however, agree to allow for the retention of the existing non-conforming hedge and medium height wall/fence located within the front yard setback.

Thank you.

Carter C. Bravmann,
Architect

Madeline McFadden

Denial of Discretionary Permit Request for 9249 Robin

To: Robert Schlesinger rschlesinger@babnc.org

Cc: Travis Longcore longcore@babnc.org

Dear Robert,

I hope this finds you well!

It has just come to the attention of the Sunset Doheny Homeowner's Association that the owner of 9249 Robin has requested a discretionary permit request related to fences and hedges.

As you may know the SDHA is a CC&R community and in those documents the founders clearly stipulated that ours was to be a neighborhood where house are visible from the street and not hidden behind walls.

The HOA considered the homeowner's request for a nine foot wall at 9249 Robin and denied it, as we have all requests for over-height fences. Additionally, this house has a very small front yard which means the fence would come up almost to the sidewalk which would be imposing and completely out of character with the surrounding properties some of which have no fences at all.

Understanding the homeowner's desire for privacy and security, the Architectural Committee agreed to allow the installation a five foot fence with various plantings to soften the structure and to allow other landscape specimens to provide additional privacy and visual interest, thus enhancing a garden feel that our community has tried to foster.

It is our desire that you will deny this request. Homeowner's in Doheny Estates should not be encouraged to circumvent the contract that they made with the HOA with the purchase of their home when they don't like the answers they receive. We are further concerned about the precedent an approval of this request could set in our neighborhood. Thank you for your careful consideration of this matter.

Sincerely,
Madeline Nunez
VP SDHA