Gmail

Catherine Palmer <council@babcnc.org>

2172 & 2166 Stanley Hills Drive

Faerber, Roy <Roy.Faerber@bfim.com> Wed, Nov 12, 2025 at 5:58 PM
To: Catherine Palmer <council@babcnc.org>

To Whom It May Concern,

My name is Roy Faerber. I live at 2174 Stanley Hills Drive, Los Angeles, CA 90046. My home is adjacent to the proposed 2172 Stanley Hills house. I will attend tonight's Bel Air Neighborhood Council meeting. I wanted to write you and express my concerns about the proposed projects at 2172 & 2166 Stanley Hills:

- The proposed buildings as drawn do not appear to be compliant as of right and the developer has not requested waivers:
  - The side setbacks are not 6' as required (the proposed buildings are over 18' tall). The side setbacks are 5' in some places and less in others.
  - The front setbacks are not 8' as required. The front setbacks are only 5'.
- The applicant is requesting a waiver of the 20' street width in front of their properties. This should not be waived due to safety issues.
- My property and the 2172 property were once a single property (before I purchased my home). The previous owner built multiple stone retaining walls that are shared and traverse across both properties. They hold up the hillside. There are 6 or 7 of these walls that create a terraced back yard with mature vegetation, fruit trees, etc… The proposed plans appear to call for the walls on the 2172 side of the property line to be torn out. I need detailed architectural drawings showing how the replacement retaining walls will be built to ensure my property (the shared retaining walls, vegetation, and my property in general) is not damaged during construction or afterwards.
- My property and the 2172 property are at the same elevation. Stanley Hills Drive is increasing in elevation along the front of both of our properties – creating a material height difference between the street in front of 2172 Stanley Hills and the street. It is unclear from the proposed plans how the 2172 house will address this difference in elevation. The home that was there before was located below the street level. If the new/proposed structure is going to be built at street level (which appears to be the case), that means the new house will be raised (approximately 5' – 8') above the existing elevation. The plans show the proposed 2-story home's height will be 22' plus another 3'6" for a rooftop deck = 25'6". That 25'6" structure on top of a 5' – 8' raised base elevation would result in the new house towering above my property – to the equivalent of three stories. The homes in this neighborhood are mostly single story, including mine. I need detailed architectural drawings showing the proposed elevations to understand the impact to my home, yard, vegetation, etc... This will also help me understand what if any other issues (height restrictions, setbacks, additional retaining walls, etc…) need to be addressed.

Thank you for your time,

Roy

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