

414 Carroll Canal – Residential Construction approval

From: 'David Blocker' via Board of Officers | board@venicenc.org

Tuesday, Aug 8 at 6:28 PM

To: board@venicenc.org

Dear VNC Board –

I am a 35-year Venice Canals resident/homeowner at 240 Carroll Canal. In the past, I have opposed several residential construction sites – most recently a residence built directly next door to my home to the west. That construction, completed in the last two years, would not be allowed today. It is a 3 story, built for maximum floor space (biggest in the Venice Canals) rectangle of white concrete and glass that allowed for the bottom floor to be built at or below ground level – outside the current flood zone requirements. Due to the approved design that challenged the water table - it was a very long and difficult build and resulted in some unfortunate neighborly relations. Along with the construction pitfalls, its size and volume blocks all our afternoon sun and its 2nd floor (main living floor) deck looks directly down on our front deck and outside living space making it difficult to enjoy.

Several weeks ago, I became aware of Mr. Simon's building plans for 414 Carroll Canal – 6 houses to our home's east. I was impressed with his effort to try to contain the footprint size to more resemble a neighborhood rather than a corporate headquarters. I admired that it was not being built for re-sale speculation but for his personal use and that he appreciated the canal neighborhood. Recently, I heard that there were neighbors opposing the plan and I figured that maybe the plans had changed or that I had misunderstood the plans. This was not the case. The homes design still called for smaller than code maximums in almost every aspect yet the neighbors complaining were/are concerned about egress and loss of quality of life. I was very surprised. The footprint is as I had originally seen – far smaller than he could have proposed in height, volume and setback from the canal. Mr. Simon's plans for the setback from the canal actually creates a greenspace in front of the canal that does not exist now. I wished that his proposal could have been built next to me rather than the colossal I am saddled next to.

I also understand that Mr. Simon has had to address other surprise building issues to his plan - a residual permit plan hiccup from the flood zone requirement change that will necessitate a “exception request” to include stairs to enter the home – something every house has and is more than reasonable. And, a discovery that a decades old zoning issue had designated the lot as a duplex. He has agreed to fulfill that requirement. I think Mr. Simon is to be commended for keeping his plans “reasonable” and adjusting for code requirements to enhance the neighborhood. I hope other future builders in the area take note of his efforts. I wholeheartedly support his building plan for 414 Carroll Canal and urge the VNC to approve the construction. Thank you.

Sincerely,
David Blocker
240 Carroll Canal
Venice, CA 90291
tel: 310-902-2663

David Blocker

August 8, 2023

VNC Board

RE: 414 Carroll Canal – Construction approval

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Sincerely,
David Blocker



Telephone 310.902.2663 - Email: dblocker@aol.com
240 Carroll Canal – Venice, CA 90291