

414 Carroll Canal

From: **Karen Ciccone** | karen.ciccone@ca.rr.com

Friday, Aug 4 at 3:48 PM

To: **board@venicenc.org**

Dear VNC Board,

Over the past few years we have become friends with our neighbor Dan Simon, who is constructing a modest (2 story/no roof deck structure) at 414 Carroll Canal. We have seen his plans and, unlike a developer, Dan has carefully considered the neighborhood in his plans.

We understand, however, that there is an inconsistency with respect to requirements for the need to build the house 3 feet above natural grade (FEMA rule) and the need to have the deck no higher than 18" above natural grade (Venice Specific Plan). This leaves an 18" gap between the front deck and the house. As a result, we understand that Dan is seeking an exception so that he can add 3 stairs and a landing (18" off the ground) to enable entering and exiting the front of the house. This exception is consistent with the designs of other houses in the neighborhood, including the adjacent properties, and is somewhat of a necessity for access to the house on the canal side (a key feature of living on the canals).

We support the requested exception and hope you will too.

Thanks,

Karen

(Owner 236 Linnie Canal)
