

2743 San Angelo Dr.
Claremont, Ca. 91711
Variance Application

We purchased this property in June 2019. We are now applying for a variance because we believe there are exceptional and extraordinary circumstances applicable to our property which doesn't apply to other properties in our zoning district.

We feel such variance is necessary for our enjoyment and preservation of our property value which is possessed by our neighbors.

We feel the granting of this variance will not be detrimental to our neighbors, as our neighbors are not affected by our patio cover.

It's always been a dream of ours to live in Claremont. In 2019 we were actually fortunate enough to finally be able to purchase a home in Claremont. We chose this house because of its backyard privacy with a view and the quietness and uniqueness Claraboya offered. We referred to our new home as "Our little oasis in the city", "Our Forever Home". Our street is absolutely amazing with wonderful residents.

Our backyard was perfect for us, except for the intense sun everywhere. Our backyard came with a very large built-in Palappa patio coverer and outdoor kitchen which came with the house.

When the winds hit Claremont in 2022 our patio cover was destroyed. Without that patio cover our southern neighbor's rooftop patio was now exposed and overlooked into our entire yard, kitchen, living room and bedroom. They would enjoy their coffee in the morning and the sunset in the evenings on their rooftop patio. Their patio was located right above our outdoor kitchen, patio and pool area. When we were in our yards together it was uncomfortable and awkward. We felt like we were interrupting their space or we felt as though we should invite them over. There was no longer any privacy for us.

We love to have family and friends over and entertain in our yard, which is why we bought this home. In order to create privacy for us and to not disturb these neighbors to the south, with our gatherings and music and to keep the noise level down so they too can continue to enjoy their patio as well, we began rebuilding a patio cover with a partition. This worked well for both of us and continues to do so. Both of us had regained our privacy as before.

During this time our neighbors to the north of us began to build 2 wood decks. The first deck, an upper deck, in which they excavated and carved into the hillside above their backyard to construct an 11x10 square foot deck that overlooks right into our backyard, pool, spa, kitchen, livingroom and master bedroom. We lost 100% privacy in our yard and home with this deck alone. They also have a camera directed into our yard and theirs (quite disturbing and creepy). The second deck that they built extends out from their existing deck over the hillside and curves around to face right into our entire backyard, kitchen and livingroom. This second deck is 775 square feet. Previously, our backyards were totally private as both yards came out to the fence line only. The city allowed their project to go thru without any consideration of how they would maintain privacy for their neighbors. This is when we hired Jonescape to plant the largest Ficus Natildas they possibly could on our side of the hillside for our privacy. Due to the height of their deck off their pool area and the gradient of our slope we will not benefit with any privacy from these shrubs for many many years.

Between their 2 decks we lost 100% of our privacy in our pool, spa, kitchen, livingroom and bedroom. We are no longer able to be in our home or yard without us having direct sight of each other. Our friends and family and kids no longer feel comfortable or safe in our yard and home. Our neighbors can be on their decks and watch my kids and guests in our yard, they're literally right in our yard with us. It feels very invasive. We feel we have been dramatically impacted by their project due to loss of yard, privacy and property value. To help restore our privacy we built a patio cover on the north side of our property. This patio cover gives us privacy to our spa, master bedroom, living room and kitchen from their deck.

Our property plot is very unique and odd in relationship to the other plots on our street. Most plots go strait out from the street to the hillside and down, with the home sitting parallel to the property lines (like lanes on a highway). Our plot is in the shape of a pie slice, widest at the curb and narrows as you proceed to the hillside and below, and our house sits in the center of that. So our backyard gets severely more narrow towards the hillside. When we purchased this house our realtor and southern neighbor told us our property line went strait out and towards the south. This has been the property line for 20 plus years. Because of the strange property lines pertaining to us, our patio structure is closer to the walls than the ordinance allows. Although we built our patio cover where our previous Palappa patio cover and kitchen were .

This patio cover was built to regain the privacy that was lost by our neighbor's patio add ons and to provide maximum amount of shade and utilization of space. To give privacy that was had by all 3 neighbors for 20 plus years or more. Both my neighbors on either side of us still have private backyards where they can swim and entertain without us viewing them at all. Please allow this patio to remains as is, as its designed specifically inch by inch to serve a purpose of privacy and shade without obstructing the view from our house and yard. We were very respectful as to not impede on our neighbors views or privacy. In fact my patio cover gives privacy to my southern neighbor from the residents above on the hill. Both my neighbors have been allowed to increase their views and still maintain 100% privacy in their yard. While we suffered the consequences of their patio add ons.

I would like to add that a patio cover is our best solution for privacy and shade for many obvious reasons and a couple not so obvious. My husband and son are extremely allergic to a great many trees and shrubs and my son to bees, so we have landscaped our entire yard with that in mind. Also I have had multiple spinal fusions and my husband has had multiple ankle surgeries and as we love to do our own landscaping, gardening and upkeep of our yard, we have designed our property to be as easily self maintained as possible while still being mindful of the natural landscape of Claremont. We are also in a direct path of strong winds that would be a constant mess in our pool and yard. This situation is also unique to our property as opposed to my neighbors as their yards are tucked away and ours is more exposed. This patio cover serves so many purposes for us. We hope the city grants us approval on our patio cover as is.

Thank you for your consideration and patience as you read my statement as I tried my best to make my statement as brief as possible and still provide you with as much information to understand the full scope of our situation.

Roberta Galenti and Mark Smits