

Tarzana Property Owners Association

August 26, 2015

Office of Zoning Administration
Marvin Braude San Fernando Valley Constituent Services Center
6262 Van Nuys Blvd
Van Nuys, CA 91401

Subject: 4873 Topeka Drive
ZA 2014-4620-CE

The Board of the Tarzana Property Owners Association voted unanimously to oppose the application for a Zoning Administrator's Adjustment on the property at 4873 Topeka Drive, Tarzana, 91356. The application requests approval of a three foot sideyard in lieu of the 10 foot sideyard required by Section 12.07-C,2 of the Code for the *RA-1* zoned property.

There is no extenuating circumstance to support such a request. In addition, the owner knew, or should have known, of the requirement when purchasing the property. The City has no legal obligation to negate the Code for the convenience of this owner.

It should also be noted that Section 12.28 of the Code indicates that Zoning Administrator adjustments may not be made if the adjustment would be greater than 20% of the value permitted by the Code. In this case, the adjustment would be 70%.

David Garfinkle
President, Tarzana Property Owners Association