A misconception has been promulgated by the current owner's team that is not accurate, and as a matter of fact it is completely inaccurate. The permit representative has stated on numerous occasions at the Board of Adjustment meetings that every home in the Rivercrest neighborhood is built with the usage of a variance. This is a patently false assertion, and I will prove that to you with this powerpoint presentation.

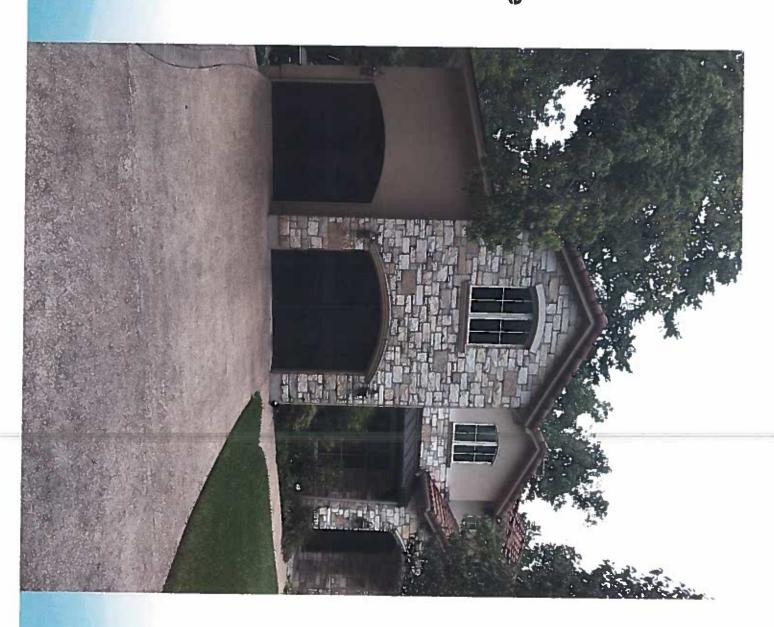
These homes are located on the waterfront in the Rivercrest neighborhood and all of them were constructed without the usage of a variance:

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No Variance 2706 Rivercrest Year Built: 2004
No Variance 2802 Rivercrest Year Built: 2004
No Variance 2906 Rivercrest Year Built: 2004
No Variance 3000 Rivercrest Year Built: 2002
No Variance 3106 Rivercrest Year Built: 2001
No Variance 3202 Rivercrest Year Built: 2015
No Variance 3604 Rivercrest Year Built: 2015
No Variance 3700 Rivercrest Year Built: 2011
No Variance 6703 Troll Haven Year Built: 2009
No Variance 6706 Troll Haven Year Built: 2012
```

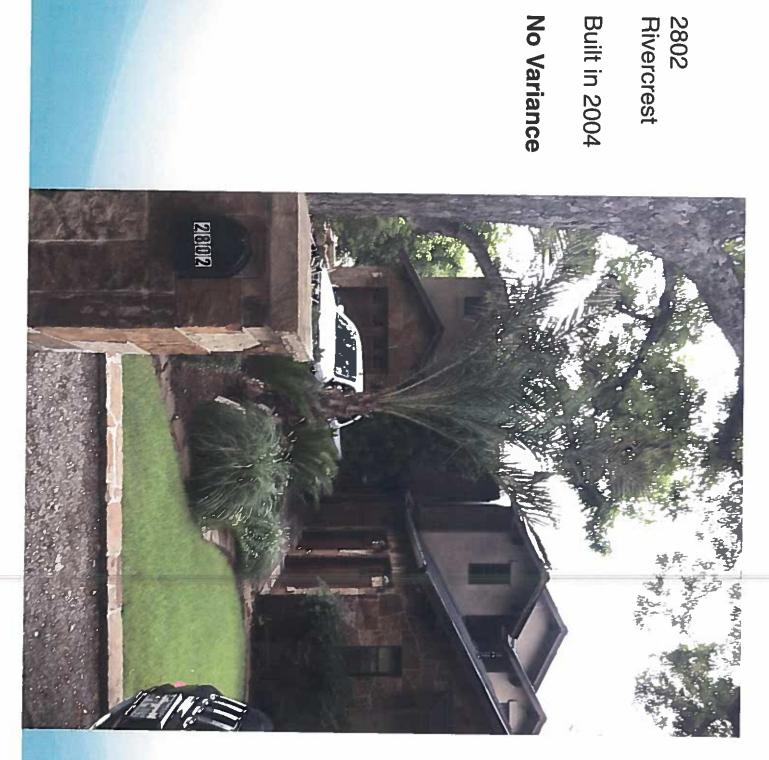
This clearly demonstrates that the assertion that all homes in the Rivercrest neighborhood are built with the usage of variances is totally inaccurate and completely without merit. This proposed structure is not that different from the other homes that did not require variances, and the homes are of comparable size and construction. The owner purchased this property knowing the rules concerning the LA overlay in conjunction with setbacks, and he should have to construct his project within those guidelines. His neighbors did not construct their homes with the usage of variances, and he should be held to the same standard.

Without A Variance Construction Built New/Recent Waterfront Rivercrest

2706 Rivercrest Built in 2006

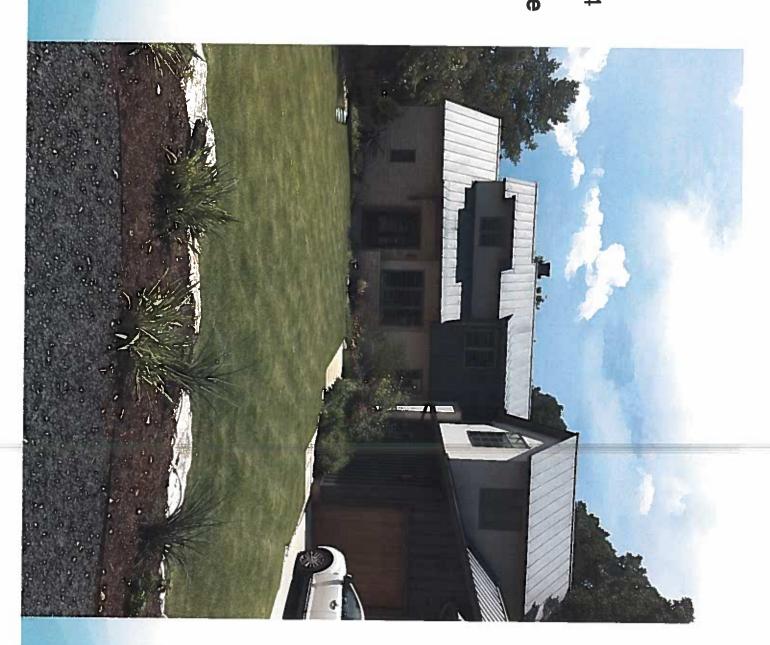






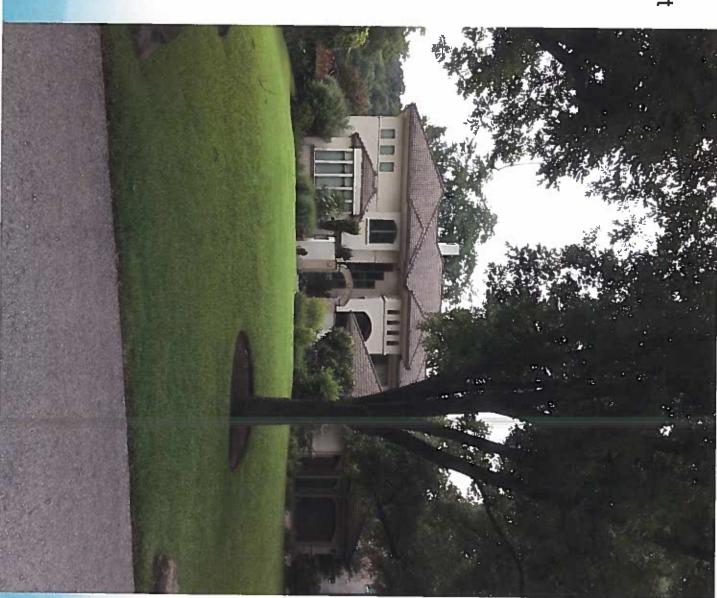


3000 Rivercrest Built in 2014



No Variance

Built in 2001



Built in 2015 No Variance

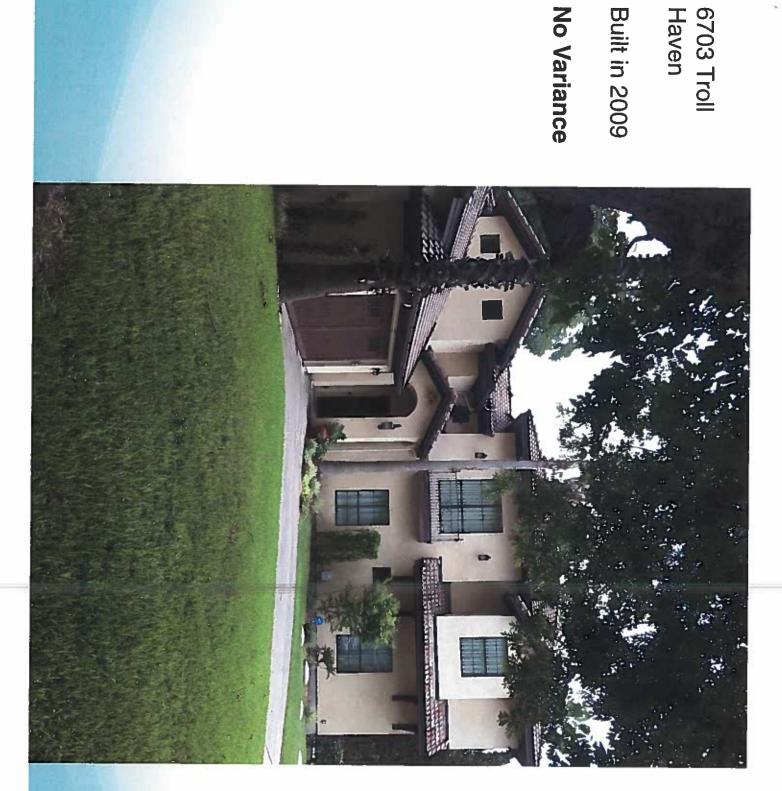


Built in 2001





6703 Troll Haven



6706 Troll Haven

Built in 2012

No Variance

