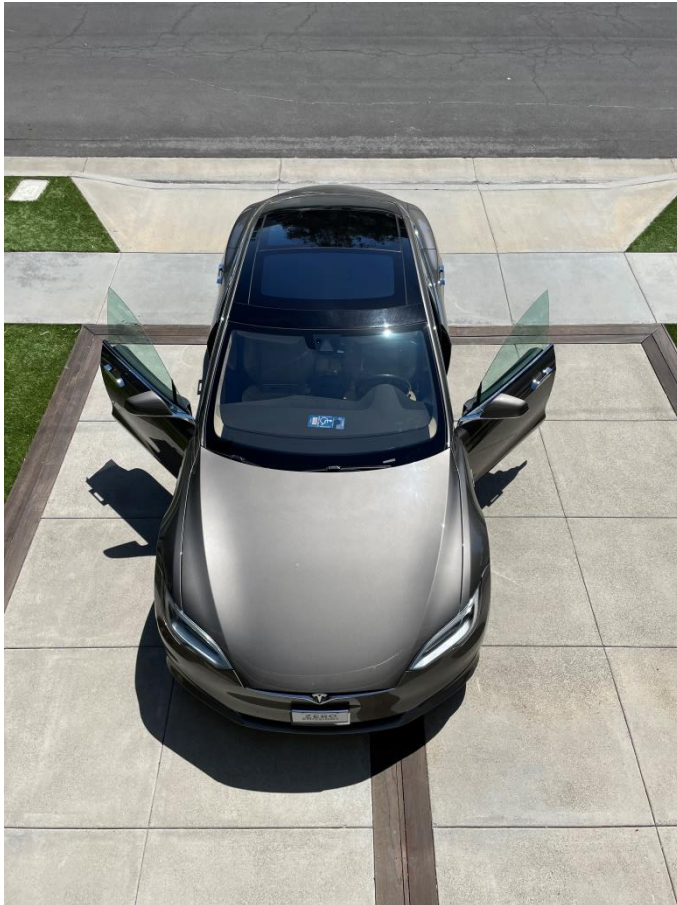


To the City Planning Department of Long Beach:

We are writing this letter to be included with the scheduled August 18 meeting regarding our property. In addition to the engineer talking about the feasibility and hardship for construction presented by the recommendations of the appellants, we wanted to offer additional points to support our request for the variance.

- 1. Our lot is on a corner lot on 60th place and measures 96.5 feet deep by 40 feet wide. With a 3 foot required setback on the street side, our width is 37 feet. The appellant was asking for a configuration of 4 parking spaces in a garage using that width. Even if we used 2 standard parking spots and 2 compact, there would not even be enough room to open the car doors. We could find no records of the city forcing an owner to construct a compact parking space.**

We are including an aerial picture of one of our cars. Which is a normal size sedan. With the doors open enough to be able to get out of the car, the width is 11 feet 3 inches. If you multiply that by 4 spaces, you have 45 feet where we only have 37 feet of width.



2. This 90 degree configuration would make it difficult to pull into the spaces and dangerous to back out, therefore making it more likely that the cars would be parked in the street, using more public parking.
3. The curb cut is currently 12.5 feet. With the 20 foot curb cut that is allowed by code, you would still be losing a parking space on the street. The 36 foot curb cut we are asking for would still allow one car to be parked on 60th place.



4. Also of note, the house across the street has a 35 foot curb cut which gives them access to a 3 car garage that has room for tandem parking. We assume they were approved for a variance at some point. As you can see from the picture, their curb cut still allows for a car to park at the far end of the street.



So the real issue is street parking. Our increase curb cut variance request would use up one public parking space. The proposed garage configuration with spaces at a 90 degree angle would also use up a public parking space but in addition would ultimately cause more public spaces to be used as the garage spaces would be too difficult and dangerous to park in.