

## **ATTACHMENT 4**

**PUBLIC CORRESPONDENCE SUBMITTED TO THE CITY  
COUNCIL ON JANUARY 21, 2014  
BY NEIGHBORING RESIDENTS AND  
PROPERTY OWNERS**

## Shena Rojemann

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**From:** Natasha Shabani <natashashabani@gmail.com>  
**Sent:** Tuesday, January 21, 2014 3:59 PM  
**To:** Shena Rojemann  
**Cc:** Kamyar Shabani  
**Subject:** 700 N. Linden

Shena,

I live at 701 North Roxbury Drive. My house is directly across the alley from 700 North Linden Drive, the site of the proposed new construction with a two-story accessory structure containing independent living facilities.

Although my husband and I cannot attend the de novo hearing concerning this property tonight at the City Council, we would like to express our concern about the height and size of the proposed two-story accessory structure.

The requested height of 22 feet (plus an additional 4 feet with the chimney) would cause a significant encroachment on the light and privacy of my family's backyard. As the structure would be set back only 2 feet from the alley, it would loom directly over my backyard, blocking our light, bringing additional noise from the extra inhabitants of the second unit, and invading our privacy. We have two young children who play in our backyard and swim in our pool regularly. We would feel extremely apprehensive about their safety and privacy with a structure of this height overshadowing our backyard so closely.

An accessory structure of this type would not at all be consistent with the character of the neighborhood. What this property owner is proposing much more closely resembles an apartment complex for rental purposes, rather than a "mother in law cottage" for personal/family use. This is at odds with the surrounding homes in the immediate vicinity. The property is currently listed for sale, indicating that the property owner is simply trying to maximize re-sale value rather than build a house suited for her personal needs. Moreover, granting the property's owner request for a variance in this case, when there really appears to be no compelling reason for it, sets a very bad precedent for granting similar requests down the road. If accessory structures of this height and size start popping up all over this neighborhood, the quality and character of this section of Beverly Hills will very quickly be negatively impacted.

Finally, looking at this lot as a whole, the proposed main house is already large for a lot of this size. Combining an oversized main house with a larger-than-code accessory structure will result in very minimal green space on this property – this too would be a departure from the lush greenery and beautiful yards that characterize our neighborhood.

We love our neighborhood for the safety, privacy and peace of mind that we enjoy within our property, and we hope that the City Council will agree that a variance from the BHMC is not appropriate in this instance. We appreciate you conveying this email to them in advance of this evening's hearing.

Sincerely,

Kamyar and Natasha Shabani

701 North Roxbury Drive

**mona@american-impex.com**

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**From:** Artist Isabelle Hope Grahm <onepaints@gmail.com>  
**Sent:** Monday, January 20, 2014 7:51 PM  
**To:** mona@american-impex.com  
**Subject:** yes, please DO submit to be read at the hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**To: Beverly Hills City Council**

**Re: Proposed variance on 700 N. Linden Drive**

**Dear John, Julian, Nancy, Willie, and Lilli:**

**Pursuant to my December letter (see below) to you protesting permission to erect at 700 N. Linden Dr. a guest house of monstrous proportions, exceeding coded square footage and height code limit by 8 ft. and escalating the wave of conversion of Beverly Hills residential homes from R1 real estate to "Affordable Housing" properties,**

**I hereby reiterate the urgent need for you to rescind any further consideration of granting permission to enable yet another "bigger is better" debacle to occur.**

**Progress and technology are to be admired when administered appropriately, however, not at the expense of continuing to erode the magnificent and significant character of Beverly Hills.**

**Sincerely,  
Ruth Grahm  
623 N. Roxbury  
January 20, 2014**

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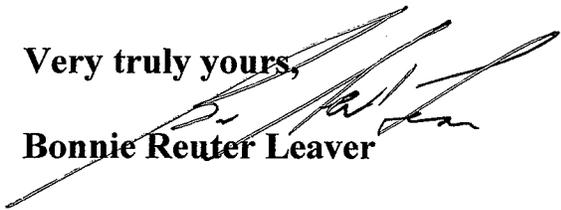
Version: 2014.0.4259 / Virus Database: 3681/7019 - Release Date: 01/20/14

**Bonnie Reuter Leaver**  
**712 North Linden Drive, Beverly Hills, CA 90210**  
**310.749.8808 Fax 310.273.8270**  
**bonnuit@sbcglobal.net**  
**January 21, 2014**

**To: The City Council of Beverly Hills**  
**Re: 700 N Linden Drive Secondary Structure**

**I hope you will not approve the 22' high structure as a complete residential unit.**

**Very truly yours,**

  
**Bonnie Reuter Leaver**