Exhibit D

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WILLIAM C MEFFORD
ARCHITECT

December 9, 2024

Monterey County
Planning Department
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Re: 24820 Torres St, Carmel, APN 009-132-001

This letter is to serve as the justification for requesting a variance for front yard, side and rear yard setbacks. The existing house was built in 1931 in its current location. This would have been built prior to the current zoning standards and setbacks. The existing residence incurred extensive water damage due to a pipe leaking requiring all of the interior drywall be removed due to mold. The removal of this much drywall requires the installation of a fire sprinkler system.

The required front yard setback due to the MDR/2-D(CZ) zoning is 20 feet. Since rear of the lot faces another street it is considered a through lot so the rear setback is also 20 feet. The side yard setback is 5 feet. The existing residence is 5-8" from the front property line at its closest point, 13'-10" to the rear property line and 4' to the side property line at its closest point. The rear yard at the back side of the residence starts sloping anywhere from 18% to 29%. It is clear that the house was built in the location where the site was the least steep and prior to the current zoning standards therefore it is considered legal non-conforming.

Though the existing house is a 2 story structure the 2nd floor, which contains 2 bedrooms and a bathroom, is substandard in height in that the highest point of the ceiling (it slopes with the roof) is only 7'-6" above the floor and quickly slopes down to the eaves at only 3'-6" above the floor. Per the current building code any room other than kitchens, bathrooms, laundry rooms, garages or storage is required to have a minimum ceiling height of 7'-6" in at least 50% of the room. Also, the existing 2nd floor roof structure is undersized per today's requirements and needs to be replaced which will allow for the installation of insulation required by the Energy code as well as a fire sprinkler system which will also be required. Since over half of the house sits within the required setback area a variance is required to make the 2nd floor compliant with today's building standards. Because the site has such an extreme slope behind the current structure and also because the site is essentially a triangle and the corner of the house is already within the required 20' setback it would be impossible to expand the house toward the rear without great expense and impeding on the setback even further.

The current garage sits only 4' from the side property line and had been converted some time ago to a living unit. The proposed project will return that current space to a garage use and then the space above would be expanded to an ADU. Current ADU regulations allow an ADU to be only 4' from a property line so the ADU addition and space above would the garage would be compliant but the existing garage would still be only 4' from the property line.

Many houses in this neighborhood are 2 story with ceiling heights that meet current code requirements. Granting of this variance will allow this residence to enjoy the ceiling heights that other houses in this

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neighborhood enjoy. It will also allow the existing residence to be more structurally sound and meet today's energy code requirements.

Because of the terrain of this property and the required setback limitations due to where the existing house was built on the site, this property is deprived of the privileges that other properties in the neighborhood enjoy. Granting of this variance would allow this property to maintain the current location of both the house and garage while bringing the 2nd floor up to current height requirements.

Sincerely,

William Mefford, Architect