

Attachment 3

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1/31/2024

Subject: Request for Justification of 5-Foot Setback for Room Addition Project at 1601 Sierra Alta Drive, North Tustin, California

To Whom it May Concern,

I hope this letter finds you well. I am writing to formally request a reconsideration of the setback requirement for our room addition project at 1601 Sierra Alta Drive, North Tustin. Our initial proposal adheres to the existing 5-foot setback, and we believe there are compelling reasons to maintain this setback rather than adopting the new 8-foot setback requirement.

1. Consistency with Neighbors:

- All of our immediate neighbors currently maintain a 5-foot setback for their properties. Deviating from this established norm would not only disrupt the visual harmony of the neighborhood but also create an inconsistent streetscape.

2. Existing Structure Setback:

- The current structure of our home, including the original building and surrounding properties, follows a 5-foot setback. Enforcing an 8-foot setback for the addition would disrupt the architectural cohesion and symmetry of the existing structures. Additionally, you will not be able to see the addition in the back of the house from the street, so the visual impact of the setback is irrelevant.

3. Equitable Treatment:

- We have learned that our next-door neighbor was granted permission to maintain a 5-foot setback for their recent addition project as recently as last year. To ensure fair and equitable treatment, we kindly request that our project be considered under the same standards as our neighbor's recent addition.

4. Preserving Property Rights:

- Implementing a setback requirement that is inconsistent with the existing norms of our neighborhood would limit our property rights without justification. A 5-foot setback respects the established character of the community while allowing for responsible expansion.

We understand the importance of adhering to local regulations, and we have made every effort to comply with the necessary requirements. However, we believe that the circumstances mentioned above justify a deviation from the newly proposed setback standard.

We are more than willing to collaborate with the City Planning Department to address any concerns or make adjustments that align with the community's best interests. We appreciate your time and consideration of our request.

Please do not hesitate to contact us if you require any additional information or clarification.

Thank you for your attention to this matter.

Sincerely,

Antony Bitar