

November 19, 2025
#2

Revision

OC Public Works
Planning Department at Orange County Community
Development.
601 North Ross Street, Santa Ana, CA 92701

Subject: Request for two variances for the new two-bedroom
addition at 12911 Browning Ave, Santa Ana, CA 92705, APN:
103-383-09

***1. Increase Maximum Building Site Coverage from 35% to
41%.***

2. Reduce the front yard setback from 30 feet to 21.5 feet.

APN: 103-383-09

Dear Director of the Planning Department at Orange County
Community Development.

Please review and approve my application for two variances.

1. Per the OC Zoning Code, page 47, my property is zoned as E4 Small Estate (Table 7-9-31.3), where the Minimum Building Site area is 10,000 s.f. and Maximum Building Site Coverage is 35%. My actual property size is 7,215 square feet, which corresponds to the R1 Zoning Code, specifically for Single-Family Residence. The proposed two-bedroom addition is 562 square feet, which brings the total square footage to 2,969, representing 41% of the proposed site coverage.
2. The existing front setback at the property is 21.5 feet from the property line (or 31 feet from the Ultimate Street Right of Way) to the existing garage. The proposed front setback will remain the same as the original contraction. The new addition and the existing garage will maintain the same front setback of 21.5 feet.

Please grant two variances for the building site coverage and front yard setback due to Special Circumstances. When my Project is completed, my property will be compatible with the

architectural harmony of our neighborhood.

Nicolae Anca



Ana Anca



12911 Browning Ave.

Santa Ana, CA 92705

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