

John and Elena Barrett
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Corona Del Mar, CA 92625
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August 7, 2025

Newport Beach Planning Commission
100 Civic Center Drive
Newport Beach, CA 92660

RE: Opposition to Variance Requests for Zenk Residence - PA2025-0057

Site Location: 2830 Bayview Drive

Dear Members of the Planning Commission,

We are writing to formally oppose the proposed variances for the Zenk Residence (PA2025-0057) located at 2830 Bayview Drive.

The scale and extent of the variances requested-particularly the third-floor stepback encroachments-would have a direct and harmful impact on our property. The proposal includes a 15-foot encroachment into the front third-floor stepback and a 19-foot encroachment into the rear, which would completely block our southern ocean view. This loss would be permanent, significant, and clearly contradicts the intention of the zoning code's stepback rules to protect view corridors, reduce massing, and maintain neighborhood character.

What is especially disheartening is that we recently completed our own remodel through the Planning Commission, and were not granted a single variance-not even for relatively minor issues. In fact, we were required to lower our existing roof height by 9 inches to comply with code. To see a neighboring project now requesting-and potentially receiving-multiple large variances is inconsistent and deeply unfair.

In addition to the setback issues, the project seeks to:

- Encroach 5 feet into the required 20-foot front setback
- Encroach 6 feet into the required 10-foot rear setback
- Exceed the allowable gross floor area by 1,675 square feet

This is a substantial overbuild and an aggressive attempt to exceed nearly every key development standard.

For these reasons, we respectfully request that the Planning Commission deny the variances as proposed, and require a redesign that respects the municipal code and maintains consistency in how these regulations are enforced.

Thank you for your attention to this matter.

Sincerely,

John and Elena Barrett

From: Pam Smith <pams521@gmail.com>
Sent: August 06, 2025 12:00 PM
To: Arregui, Jerry <JArregui@newportbeachca.gov>
Subject: 2830 Bayview Drive

We are writing in regard to 2830 Bayview Drive. Since the last planning committee meeting that we attended in November, the Zenks have revised their plans and invited a few of the neighbors to review the updates.

They have taken the setback on Heliotrope to 15 feet rather than 10 and have reduced the other floors to fit.

We appreciate that the Zenks have taken the neighbors into consideration and with these changes feel that this home will be an asset to the neighborhood.

Thank you for your consideration,
Pam and David Smith
245 Heliotrope Ave
Corona Del Mar, Ca 92625