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**Subject:** FW: 2607 Ocean Blvd

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**From:** Lynn Swain [<mailto:lynn@lynnswain.com>]  
**Sent:** Wednesday, November 08, 2017 8:13 AM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** 2607 Ocean Blvd

Our city has zoning rules that allow certain heights and bulk of residential buildings. If there is something unusual about the property, the city has the right to allow a variance (exceeding their zoning limits) to allow the property owner to get full use of their property. This property at 2607 Ocean is an odd shaped property and the set backs required would reduce the building size allowed more than an average lot of similar size.

This application asks for permission to build a 5000 sq ft home. However, a similarly sized rectangular lot would only be allowed to build a 4200 sq ft home. Additionally, they are asking to exceed the height limit by 14 feet to build an elevator shaft for no other reason than they would like to do so!!!

The rules for a variance are very specific and there are 6 rules that must be met. One of those rules is that granting the variance isn't creating a special privilege for the owner.

If the request for a home greater than 4200 sq ft or the request for breaking the height limit is granted, the city is granting a special privilege for the owner and this is what I am are objecting to.

The city has gotten into the habit of granting variances that do not meet the strict rules of the variance code and the result is houses that are out of character for the neighborhood. I am attaching a photo of such a house in the Email.



Please DO NOT ruin our City by allowing such atrocities to be built!

Thank you!  
Lyn Swain  
Big Canyon  
Newport Beach

Sent from my iPhone