

Building and Fire Board of Appeals  
Tuesday, November 17, 2020 @ 3:00 p.m.  
Additional Comments Received for Agenda Item #2

Dr. David Granoff  
7308 West Oceanfront  
Newport Beach, California 92663

To: Building and Fire Board of Appeals Members: Brion Jeannette, Chair Rolly Pulaski, Vice Chair Robert Ahlke, Board Member Bill Caskey, Board Member Richard Luehrs, Board Member Saum Nour, Board Member John Walz, Board Member

Chair Jeannette, Vice Chair Pulaski, and Members,

I am writing this email on behalf of my neighbor, Kyle Reeves, at 7210 W. Oceanfront in regards to the appeal he is making for his property. I have taken the time to read the staff report and also the materials submitted by Mr. Reeves. Though I am not a general contractor, I have surmised that this problem could be easily rectified by allowing Mr. Reeves to apply the glazing that would prevent any water intrusion. If a necessary variance is needed to allow Mr. Reeves to achieve this goal, then I feel he should be granted this. I personally would not object to the enclosure with glass and I suspect any of my neighbors would not have any issues with this whatsoever.

I feel that there is something you should consider and possibly something that your Board would not look at, but should be highly considered by anybody who is a resident of this area. I have been a resident of this neighborhood with my family for over 30 years. Predominantly homeowners and some long-term renters occupied this neighborhood when we moved in. There was a sense of community in this neighborhood that prevailed, and I felt comfortable raising my children in such a wonderful place.

For the past few years we have seen an influx of short-term rentals and I am now surrounded by nine separate short-term rentals within a one-block circumference of our home. I find it disheartening that when we have an individual who is planning on moving his family here and becoming part of our neighborhood, the City cites him on a building code and prevents him from living here on the basis of something that could easily be rectified. He has spent considerable money and provided more than necessary parking on his property as compared to the rental homes next to us that have very little parking for the numbers of occupants they have. Compared to the noise from our neighbor's short-term rental third floor deck, with a large TV and a flame fire heater that guests use at all hours of the night, a portion of glass in Mr. Reeve's third floor area seems much more desirable. This addition to his house does not obstruct anyone's view or cause any issues with us or any other neighbors.

While several of these short-term rentals have been completely remodeled down to the studs, we as neighbors have suffered through half a dozen flat tires, blocked alleyways and garages, and inconsiderate contractors with no regard to the surrounding neighbors. That was not the case with Mr. Reeves. He made a point of meeting everyone in the neighborhood and providing his number in case there were any issues. He has helped out neighbors on both sides of his home while building and has been a wonderful asset to our neighborhood.

In closing, I would like to thank the members of this Board for taking the time to view my concerns. I recognize that you make your decisions objectively, but would hope that you take the time to view the bigger picture here and consider this appeal as being made by a potential good neighbor next to your home. If a safety issue is not compromised, I feel that you could come to an understanding in approving this appeal. I find it hard to comprehend depriving a property owner of his rights due to such a minor issue. With the crazy times we are in, I feel this would be something that could be achieved and you could move on to more important issues that come before your Board.

Thank you again for your time and please do not hesitate to contact me if I can be of any assistance or you have any questions for me. If you would be kind enough to let me know the Board members received this email, that would be greatly appreciated.

Respectfully,

David Granoff