

Rieth Residence 13661 Hewes Avenue, Santa Ana, CA 92705**Application for VARIANCE related to “Side Yard Setbacks” to be 10% of average ultimate net width of building site.**

Justification Statement: The majority of the residential lots in this subdivision are approx. 100' W x 100' D and the original developments were built to this 10% standard or an approx. 10' side yard setback.

In our unique situation, this particular residential lot is non-conforming with this standard, and our actual lot size is “three times” the standard and it runs 157' W at the front of the property on Hewes Avenue, with a depth of 200' on the south side. The rear side adjacent to Winthrop Street is 86' W, similar to the adjacent lot sizes. The northwest corner of the property is non-conforming as well, cutting a diagonal line up to the north, further adding to the complexity of the existing side yard setbacks to the structure and complications for possible renovations/additions. If OCPW imposes the current 10% setback of 15ft per side, it would eliminate approx. 30 LF of property and create an undue hardship on the current design intent to maintain the existing architectural “farmhouse” appearance that the Architect and Owners are striving for.

This property was purchased from the Family that owned the original avocado ranch as farmers and sold off much of their surrounding properties in the 1950s to developers but retained the farmhouse on the non-conforming property that remained as 13661 Hewes Avenue. The Rieth Family purchased the property from the Snyder/Smith Family with the understanding to maintain the integrity of the original farmhouse, with unique additions and modern renovations that would not only restore the outdated residence with a much needed “facelift”, but add to the residential “uniqueness” of the North Tustin Area.

We are requesting the Side Yard Setback variances at both the north property line and the south property line be accepted per the submitted drawings. At the north, there is a previously permitted storage structure that was built with a 5'-4" setback, and the new addition/renovation matches this same established side yard setback. At the south, the new attached 3-car garage replaces the existing detached garage and maintains a 10ft setback along the entire south side, which is standard for the existing area.

We currently live within a mile of this property, and our neighbors have been excited about this “long overdue” upgrade to this non-conforming property. We have been in constant contact with all the adjacent neighbors, and they have been very supportive of the upgrades that have been completed thus far and they are looking forward to the much needed additions and renovations that are proposed.