

To the City Clerk,

We, the residents of Hidden Lane, La Habra, represented in this letter by Richard E. Carver and Jenifer Paraska formally Appeal the decision of March 8th, 2021 by the Planning Commission on the granting of the variance for the reduction of the property size from 7,200 sq. ft. to 6,192 sq. ft. at 161 W. Hidden Ln.



Richard E. Carver

141 W. Hidden Ln



Jenifer Paraska

1330 N. Hidden Ln



Blash Momeny, Ph. D.
M.A. in Architecture, Ph.D. in Urban Planning
General Contractor for over 35 years, #464453
CAR, Honorary Member-for-Life
(949) 922-9584, blash@aidgent.com
March 23, 2021

For the Attention of: City Council Members of La Habra City

RE: Variance # 21-01, 161 W. Hidden Ln., La Habra

Hereby applicant Blash Momeny appeals the decision of Planning Commission on Item 1 of public hearing, Planning Commission Meeting of March 8, 2021
This appeal is limited to denial of variance for Minimum rear yard setback from 25 feet 6 feet.

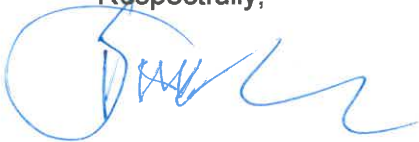
Said variance was requested based on existence of hardship, which was supported by Planning Staff and recommended to Commission for approval, due to the shape and size of the lot, while frontage is way above and longer than required permitted frontage sizes.
During the course of the public hearing Planning Commission was presented with the following:

1. Detailed staff report explaining the project and setting forth legal basis for "recommendation of Approval" for rear yard setback variance.
2. Applicant and his representative in detail expressed basis for approval.
3. Members of the public expressed their comments in opposition to the construction of a single family house in a single family zone. Their statements were subjective in nature and did not provide any evidence or nexus to the findings needed.

Ultimately, the commission denied the requested variance for shape on a 3 to 2 vote.
Motion offered in denial was one commissioner's statement that requested rear yard setback approval: "Will be injurious to the neighbors".

This finding was short of considering special circumstances existed in this case.
Existing shape of the lot was the legally needed finding.
Commission therefore, denied the variance unfairly and surprisingly, if not illegally.

Respectfully,



Blash Momeny



PAID



MUNICIPAL BILLING SERVICE
Post Office Box 337
City Of La Habra, 90631

CITY OF LA HABRA

Amount Payable/Charged
15 Days From Date Issued

DAID

ACCOUNT OF:

Name: Blas Momeny
Address: 5518 Paseo Del Lago
City/Zip: Laguna Woods, CA 92653
Telephone: ()

ck # 121

ACCOUNT CODE 113000-4475 80867

Ref. #: _____ Date: 3/23/2021
Item: _____ Approval: [Signature]

Services	AMOUNT
Planning Appeals	\$ 2,564.00
Re: Planning Commission decision on 3/18/2021 re 161 W. Hidden Lane ZV 21-01	
	\$ 2,564.00

PAY TO: CITY OF LA HABRA

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