

*Dennis D. O'Neil*  
*Thais F. O'Neil*  
608 Seaward Road  
Corona del Mar, CA 92625  
(949) 798-0734

November 11, 2013

Brenda Wisneski  
Deputy Community Development Director  
Community Development Department  
Planning Division  
100 Civic Center Drive  
Newport Beach, CA 92658-8915

**Re: Modification Permit No. MD2013-017  
(PA2013-197)  
444 Isabella Terrace**

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COMMUNITY  
NOV 14 2013  
DEVELOPMENT  
CITY OF NEWPORT BEACH

Dear Ms. Wisneski:

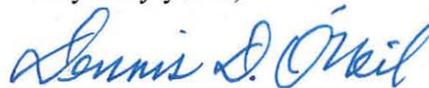
I am writing this letter to you in your capacity as Zoning Administrator having jurisdiction to consider the application for a modification coming before you for consideration on December 12, 2013. The subject modification relates to an encroachment into the setback of a cantilevered deck at the property located at 444 Isabella Terrace owned by Peter and Gail Ochs. My wife and I reside at 608 Seaward Road in Corona Highlands, which is located nearby the Ochs' property and support the granting of the modification.

I am very familiar with the plans Mr. & Mrs. Ochs are pursuing for the remodeling of their home at 444 Isabella Terrace requiring the modification. I have also reviewed the letter justifying the modification submitted by Mr. & Mrs. Ochs' architect, Laidlaw Schultz, dated September 12, 2013.

Based on my reading of the Laidlaw Schultz justification letter, and pursuant to Section 20.52.050E of the Newport Beach Municipal Code, I submit there is justification for making the required findings for the subject modification. It is clear from the facts that the granting of the modification would not be detrimental to public health, safety or welfare to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of the Zoning Code.

My wife and I urge you to grant the modification.

Very truly yours,



Dennis D. O'Neil

DDO/clt

copy: Peter and Gail Ochs  
JR Walz  
Benjamin M. Zdeba