



Public Comment Received for:
Item II.B: 230 E Constance Ave
(PLN2020-00636)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Jeff Berkus	x	
2. Jeff Berkus	x	

Public Comment #1

From: [Jeff Berkus](#)
To: [Community Development SHOsecretary](#)
Cc: [Rebecca Berkus](#)
Subject: 230 E Constance Av: Proposed Remodel/Addition
Date: Thursday, July 08, 2021 9:35:53 AM

EXTERNAL

Attn City of Santa Barbara Representatives,

We have lived at 2441 Garden St for 25 years, which is located directly adjacent to the proposed remodel addition at 230 E Constance St.

While the proposed size of the addition is not a problem, the development application is asking for a reduction in the side yard setback of almost 50% of the required 10ft, and this does not look like it includes the roof overhang. (It appears that the wall line corner would be less than 5'-6" and roofline would be approximately 3ft from the property line.) The resulting structure would be too close to the property line for comfort, privacy and security concerns. Our bedroom spaces are directly adjacent to the property line and are set back from this same property line, 8'-0" and 13'-6" respectively. Both properties have the Master Bedrooms at the back of the house and the separation between them is especially important.

We respectfully request that the building corners of the proposed addition maintain a setback of 8'-0" and the roof line 6'-0" from the property line. (Assuming that there will be no windows added to the East facing side of the bedroom.) This is a reasonable request that would be consistent with neighborhood compatibility parameters.

Thank you for your consideration in this matter.

Sincerely,
Jeffrey and Rebecca Berkus

JEFFREY BERKUS, AIA

Principal

JEFFREY BERKUS ARCHITECTS, INC.

924 Anacapa St. Suite 1B, Santa Barbara, Ca. 93101

805.963-8902 Phone 970.948.4533 Cell

Public Comment #2

From: [Jeff Berkus](#)
To: [Community Development SHOsecretary](#)
Cc: [Rebecca Berkus](#); [Trish Allen](#); [Bailey Hochhalter](#)
Subject: Re: 230 E Constance Av: Proposed Remodel/Addition
Date: Wednesday, July 14, 2021 8:50:26 AM

EXTERNAL

Attn City of Santa Barbara Representatives,

We have been in discussions with the neighbor's representatives and have been made more comfortable with the Modification at 230 Constance as proposed. There have been assurances made that privacy concerns will be mitigated with mutually beneficial solutions along the shared property line.

We will support the proposed design and trust that the SFDB and neighbor interaction process will result in an elegant solution for both properties.

Sincerely,
Jeffrey and Rebecca Berkus

JEFFREY BERKUS, AIA
Principal

JEFFREY BERKUS ARCHITECTS, INC.
924 Anacapa St. Suite 1B, Santa Barbara, Ca. 93101
805.963-8902 Phone 970.948.4533 Cell

From: Jeff Berkus <jeff@berkusdesign.com>
Date: Thursday, July 8, 2021 at 10:35 AM
To: "SHOsecretary@SantaBarbaraCA.Gov" <SHOsecretary@SantaBarbaraCA.Gov>
Cc: Rebecca Berkus <rebecca@berkusdesign.com>
Subject: 230 E Constance Av: Proposed Remodel/Addition

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