

ATTACHMENT 2

Date: June 24, 2025
Property Address: 620 25th St, Manhattan Beach, CA 90266
Re: **Setback Variance Request**



Dear Planning Staff,

We are writing on behalf of our client, Amir Zagross, to inquire about a front yard setback variance for his property at 620 25th St in Manhattan Beach.

The lot in question poses unique challenges due to its awkward triangular shape. There is an existing single story house, built in 1947, which does not adhere to the current zoning setbacks. This structure has old foundations and inefficient windows, and is beyond its useful life. We would like to replace it with a new house that is more suitable for this neighborhood, both in design and in energy efficiency.

A structure with 20' front yard setbacks on this lot would not be able to accommodate a standard 3 bedroom house with minimum room dimensions. The acute angles of the lot create at least 75 sf of buildable area with dimensions under 10', which is difficult to program. The required garage leaves two triangular areas in plan, which are connected by an 8' pinch point.

We are asking to deviate from the front yard setback requirement in order to have enough usable buildable area. The proposed front yard setback would match that of the existing structure on our lot. This would maintain the existing buffer between our house and the neighbors, and have less impact than decreasing the side and rear yard setbacks. We would increase the existing rear yard setback, which is currently only 3'-6". We are also proposing an 11' setback along the east side yard, in order to further reduce impact on the neighbors. The proposed supplemental setback on the second floor is 51 SF more than the minimum area required for our lot.

We appreciate your review of this matter. If you have any questions regarding, or would like any additional information, please contact us at the information listed below.

Thank you,

Violet Malolepsza

Hamilton Architects, INC
310.398.1500
vam@hamiltonarchitects.net