



# Monarch Bay Association

April 16, 2008

## SPECIAL NOTICE

**SUBJECT: 144 Monarch Bay  
Monarch Beach, CA 92629**

Dear Resident:

The owner of 144 Monarch Bay proposes to demolish the existing structure and build a new home, which conforms to the height and setbacks established for this lot. The property has been staked to show the proposed roofline and chimney height.

The proposed construction consists of a one-story home with living space of 3,888 square feet plus a detached Guest House of 398 square feet, plus a 472 square foot two-car garage with attached covered carport. The site coverage is 39.99%, which is below the 40% maximum. The maximum allowed, and proposed, roof height for this lot is elevation 176.0.

This notice is being mailed to all Monarch Bay property owners. **This is not a Variance letter.** A variance is not required for this structure.

A copy of the preliminary plans is on file at the home of Architectural Committee member Kevin O'Connor at 145 Monarch Bay. If you wish to review them, please call for an appointment at (949) 499-2516 for a mutually agreeable appointment time.

Enclosed please find a letter of justification from Lohrbach Associates, the owners' architect.

At their scheduled meeting at 9:00 a.m. on Wednesday, April 30, 2008 at 145 Monarch Bay, the Committee will consider the plans and determine a recommendation for action to be taken.

The absence of a comment by a resident prior to the Committee's decision shall be considered as "no objection" by that resident. A resident's comment may be made in writing or by attendance and comment at the scheduled Committee meeting.

Please have your written comments and recommendations to the Architectural Control Committee at least five days before the scheduled Committee meeting. If you wish to attend the Committee meeting, please phone Community Manager Lisa Klasky at (949) 582-7770, extension 110, for an appointment time.

Respectfully,  
THE MONARCH BAY ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE

**lohrbach**

April 11, 2008

Architectural Control Committee  
Monarch Bay Association  
Progressive Community Management  
27405 Puerta Real, Suite 300  
Mission Viejo, CA 92691

To whom it may concern:

This letter is to request approval from the Monarch Bay Association for a new house at 144 Monarch Bay. The existing house will be demolished. The new house is approximately 3,888 sf with a guest house of 398 sf. The design of the house meets all height and setback requirements and will require no variances. It will have an attached 2- car garage and a carport.

The house is designed around a central courtyard and will have a pool and spa in the rear yard. The house will have a smooth plaster exterior and we feel it will be a great addition to the neighborhood.

Should you have any questions, plans are on file with the Association.

Regards,

BILL PETERS  
Lohrbach Associates

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