

Rafi Baghdasarian

405 E Toluca Ave.

Orange, Ca, 92866

714-933-0362

To Whom It May Concern,

This letter is submitted in support of our application for the proposed residential redevelopment at the above-referenced property, located within the historic district of the City of Orange.

The project proposes the **complete demolition** of the existing on-site structures, including a 480 sq. ft. house, a 162 sq. ft. porch, and a 192 sq. ft. detached garage. These structures are in deteriorated condition and do not contribute to the historic integrity or architectural significance of the district. Based on current building codes, functionality, and efficiency considerations, it is not practical to preserve or expand the existing improvements. Demolition is therefore the most appropriate path to allow for a more structurally sound, energy-efficient, and livable environment.

We propose to construct:

- A **new 992 sq. ft. single-family residence** consisting of 3 bedrooms, 2 bathrooms, a living area, and kitchen;
- A **new 495 sq. ft. Junior Accessory Dwelling Unit (JADU)** with 1 bedroom, 1 bathroom, and kitchen;
- A **new 2-car detached garage** totaling 795 sq. ft.;
- A **new 43 sq. ft. front porch**;
- Along with **new electrical, mechanical, and plumbing infrastructure**.

We have taken particular care to ensure that the proposed new construction complements the historic integrity of the Old Towne Orange District. The building massing, rooflines, window proportions, and material selections will be made in accordance with the City's Historic Preservation Design Standards. Our goal is to contribute positively to the fabric of the neighborhood, not only by improving the functionality and safety of the property but by maintaining its architectural harmony with the surrounding historic context.

We respectfully request your consideration of this proposal and welcome any feedback necessary to move the project forward toward approval. Please feel free to contact me directly with any questions or for further information.

Thank you for your time and attention to this matter.

Sincerely,

Rafi Baghdasarian

*RAFI BAGHDASARIAN*