ESLO Hardship Exemption

Application Submittal Requirements

Project Description / Exemption Details

Case Numbers: _____ - PA - _____ / _____ - HE - _____

Project Name: JAMES RESIDENCE

Location: 22246 N. VIA VENTOSA

Property Details:

☒ Single-Family Residentail ☐ Multi-Family Residential ☐ Commercial

Use: SAME Zoning: R1-190 HD

Number of Buildings: 2 ATTACHED Height: 27' A. NAT. GRADE LOWEST PT.

Setbacks: N - 30' S - 30' E - 60' W - 60'

Description of Request:

Project Narrative: 5000$^{\phi}$ SINGLE FAMILY DWELLING W/ ATTACHED CASITA AND 4 CAR GARAGE, 2ND FLOOR MASTER BEDROOM IN FLOOD ZONE, FINISH FLOOR IS REQUIRED TO BE 1 FOOT ABOVE NAT. GRADE. WE ARE REQUESTING TO BE ALLOWED TO MEASURE 24' HEIGHT LIMIT FROM MINIMUM ALLOWABLE FINISH FLOOR HEIGHT. WE ARE ALSO REQUESTING SETBACKS BE REDUCED TO PREVIOUS ESLO REQUIREMENTS OF 25'-N-S + 50' EW WHICH WERE CURRENT AT THE TIME OF PURCHASE. THIS IS A GREEN BLDG. PROJECT.

Relevant section of the ESL Ordinance: _____

The ESL Ordinance requires: 30' N S SETBACKS 60' E W SETBACKS. 24' HEIGHT LIMIT ABOVE NAT. GRADE

Request: 24' HEIGHT LIMIT AT RIDGE OF SECOND FLOOR TO BE MEASURED ABOVE ENGINEER "REQ. F.IN. FLOOR" AND REDUCE SETBACKS TO ORIGINAL ESLO REQ. 25' N S 50' E W.

Amount of variance: 6" to 3'-0" ACROSS RIDGE N-S

Planning and Development Services Department

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