

ZONE VARIANCE (ZV) – LAMC 12.27

City of Los Angeles – Department of City Planning

The Zone Variance Permit Findings/Justification is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810)*.

Public Noticing Requirements: This entitlement requires notification to extend to property owners and occupants within 500 feet of the subject property.

FINDINGS FOR APPROVAL OF A ZONE VARIANCE:

In order to grant your request, the following findings/justification must be addressed on this form or on a separate sheet. Explain how your project conforms to the following requirements:

1. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

THE STRICT APPLICATION OF THE PROVISIONS OF THE ZONING ORDINANCE WOULD RESULT IN PRACTICAL DIFFICULTIES AND UNNECESSARY HARDSHIPS INCONSISTENT WITH THE GENERAL PURPOSES AND INTENT OF THE ZONING REGULATIONS IN THAT IT IS THE INTENT OF SAID REGULATIONS TO SEE COORDINATED AND REASONABLE DEVELOPMENT OF LANDS WITHIN THE CITY. PROPERTIES ALONG SEPULVEDA BOULEVARD ARE DEVELOPED WITH ALL COMMERCIAL USES TO A DEPTH SIMILAR TO THE SUBJECT SITE.

2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

THE PROPOSED PROJECT IS AN EXPANSION TO AN EXISTING 4 STORY 56 FT HIGH HOTEL STRUCTURE. THE DESIGN OF THE PROPOSED PROJECT WILL BE A CONTINUATION OF THE EXISTING STRUCTURE AND AN ADDITION TO ITS SERVICES.

3. That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

THE VARIANCE IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF A SUBSTANTIAL PROPERTY RIGHT. NUMEROUS OTHER BUSINESSES IN THE AREA HAVE HAD ADDITIONS MADE TO THEM OVER TIME AS FAMILY SIZE, LIFESTYLE OR ENROLLMENT OR SOCIETAL CHANGES TAKE PLACE. THE PROPOSED PROJECT WILL BE ON PAR WITH SUCH OTHER PROPERTIES.
