

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:

- 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.

STRICT APPLICATION OF THE PROVISIONS OF THE ZONING ORDINANCE WOULD RESULT IN PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIP IF THE EXISTING 56TH UNIT (UNPERMITTED) WOULD NOT BE ALLOWED BECAUSE IT WOULD RESULT IN THE DISLOCATION OF THE CURRENT OCCUPANT OF SAID 56TH UNIT. REVIEW OF THE RECORDS AVAILABLE SHOW NO REQUIRED PARKING SPACES W/ S EXISTING NON-REQUIRED PARKING SPACES,
- 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.

THERE ARE SPECIAL CIRCUMSTANCES APPLICABLE TO THE SUBJECT PROPERTY SUCH AS THE SIZE OF THE PROPERTY, SUCH AS THE SIZE OF THE PROPERTY WHICH HAS A LOT AREA 43,748.7 SQFT. IN 1986, IT WAS PERMITTED TO CONSTRUCT 55 UNITS ON THE SUBJECT PROPERTY UNDER THE CURRENT ZONING CLASSIFICATION OF R3-1. THE SUBJECT PROPERTY WILL BE ALLOWED 56.7 UNITS ONLY, & EVEN IF A DENSITY BONUS WOULD BE APPLIED, THE MAXIMUM NUMBER OF UNITS ALLOWED WOULD BE 63 THAT MEANS A ZERO LOT AREA FOR THE REMAINING 7 UNITS OF THE PERMITTED 55 UNITS IN 1986.
- 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 REQUESTED VARIANCE IS NECESSARY FOR THE PRESERVATION & ENJOYMENT OF A SUBSTANTIAL PROPERTY RIGHT OR USE POSSESSED BY OTHER PROPERTY IN THE SAME ZONE & VICINITY, THE SURROUNDING PROPERTY AT 15600 VANOWEN TO

ZA 2014-2762

4. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.
THE GRANTING OF THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO THE PROPERTY OR IMPROVEMENTS IN THE SAME ZONE BECAUSE THE SURROUNDING PROPERTIES ARE DEVELOPED W/ MULTI-FAMILY RESIDENTIAL USES OR THE SAME OR FEWER NUMBER S OF UNITS. GRANTING THE VARIANCE WILL NOT INCREASE THE EXISTING TOTAL FLOOR AREA OF THE SUBJECT PROPERTY & WILL NOT CHANGE THE EXISTING BUILDING ENVELOPE.
-
5. That the granting of the variance will not adversely affect any element of the General Plan.
GRANTING THE VARIANCE WILL NOT ADVERSELY AFFECT ANY ELEMENT OF THE GEN PLAN NOR WILL IT CHANGE THE USE OF THE SUBJECT PROPERTY WIC IS COMPATIBLE W/ THE EXISTING IMPROVEMENTS OF THE SURROUNDING PROPERTIES. IT WILL MAKE AVAILABLE ONE AFFORDABLE RESIDENTIAL UNIT, WHICH IS IN LINE WITH THE CITY'S HOUSING PROGRAM. GRANTING THE VARIANCE WILL ALSO CLEAN UP THE RECORD OF THE LA CITY HOUSING DEPARTMENT, DEPT. OF BUILDING & SAFETY & THE LA COUNTY ASSESSOR'S OFFICE.
-

ADDITIONAL INFORMATION/REQUIREMENTS:

- A variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity.
- The Zoning Administrator may deny a variance if the conditions creating the need for the variance were self-imposed.
- Among other sections, a variance shall not be used to permit deviations from Section 12.03 "Definitions" or Section 12.22 "Exceptions"
- A variance shall not be used if another established procedure is designed to grant the use or privilege. *For example:*
 - Height and density adjustments under 20% shall be filed as a Zoning Administrator's Adjustment (LAMC 12.28)
 - Pawnshops in the C2 zone shall be filed as a Conditional Use Permit (LAMC 12.24 W33)
 - 6' fences in the front yard of R zones shall be filed as a Zoning Administrator's Determination (LAMC 12.24 X7)