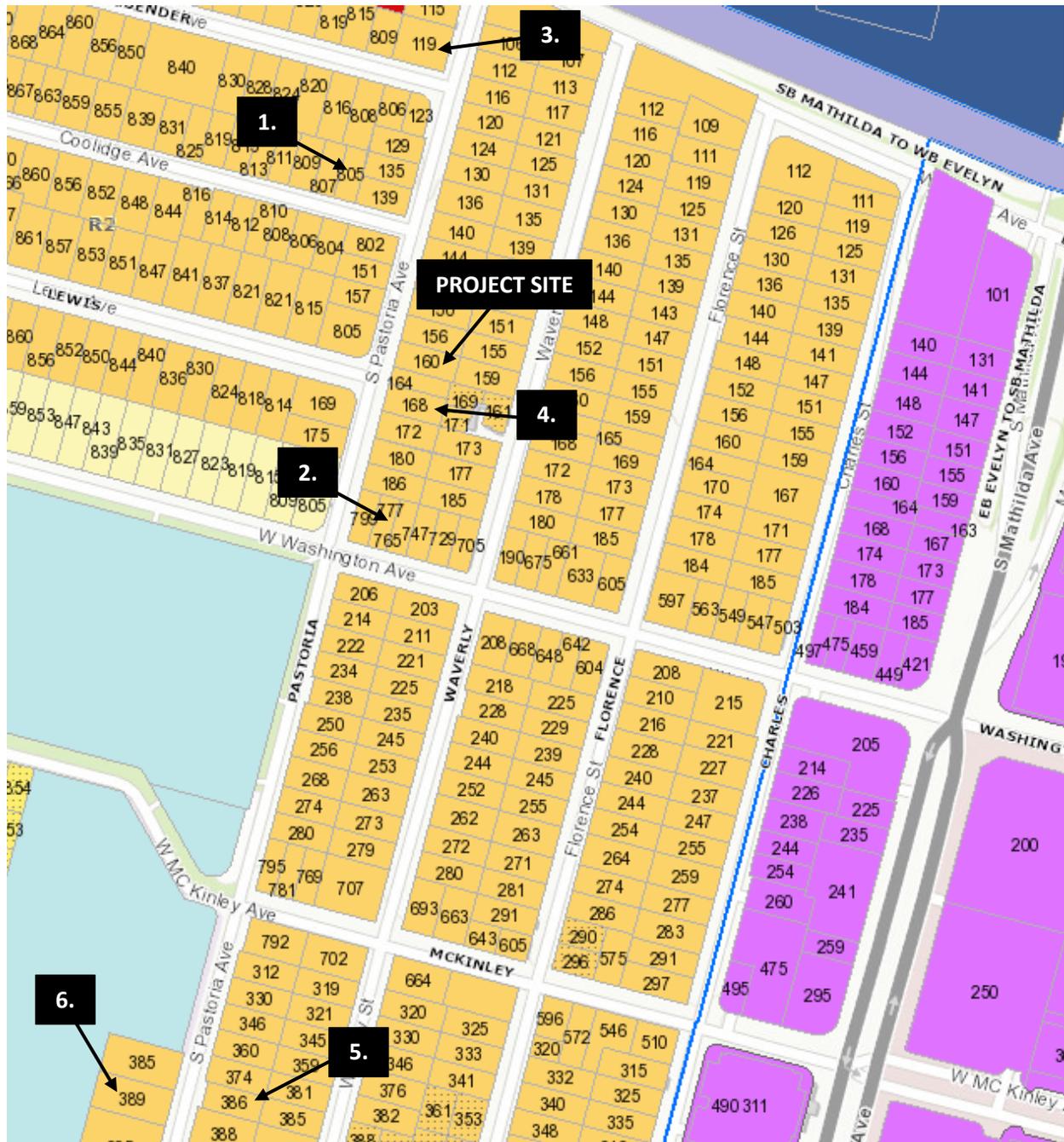


Variance Research: Reference Map



Variance Research (300 Foot Radius)

Databases: Energov & OneStop Archived Files Search

Slide/Map Reference #	ADDRESS	PLANNING APP NO.	PROJECT DESCRIPTION	BUILDING PERMIT
1	805 Coolidge Ave	V-79-78	<p>Accessory Structure - Detached 2 car garage with a 3-foot side setback (4' min.) and 3 foot rear setback (10' min.). APPROVED</p> <p>Justification: Small lot size (98 x 41.5' or 4,018 SF); 12 other garages in the vicinity have garages close to the property lines</p>	None found, but finalized BP found in 1990 for repair of garage
2	777 W. Washington Ave	2017-7741	<p>Accessory Structure - Allow a 10'-11" tall, 454 SF detached two-car garage and laundry room in the required rear yard (62% required rear yard encroachment) of a property with an existing 826 sq. ft. single-story, single-family home. The accessory structure is proposed to be located in the right, rear corner of the property with a zero-foot setback on the rear and right property lines. APPROVED</p> <p>Justification: substandard R-2 lot (36.5 Width & 3,650 SF) ; required 24' backup distance; allow owner to have 2-car garage like other R-2 owners with larger lots.</p>	Yes (20180067)

Variance Research (11/29/23 ZA Hearing)

Databases: SUNGIS, Energov & OneStop Archived Files Search

NEIGHBORHOOD (SFHDT DEFINITION)				
Slide/Map Reference #	ADDRESS	PLANNING APP NO.	PROJECT DESCRIPTION	BUILDING PERMIT
3.	119 S PASTORIA AV	1974-0293 (OLD FILE 79-72)	<p>ADU - Allow a 14 foot extension into the required 20 foot rear yard in lieu of 10 feet maximum extension permitted for a second unit over a garage. APPROVED.</p> <p>Justification: The variance allowed for the construction of an ADU above the garage.</p>	<p>Garage = Yes, finalized in 1983 (Project ID: 18037628)</p> <p>ADU/Second Unit above garage = looks like it might have expired. (Project ID: 18104383)</p>
4.	168 S PASTORIA AV (file under DR)	<p>1973-0404 (Old file V-73-56)*</p> <p>*documents found in building permit records in Archive</p>	<p>ADU - Two-story dwelling w/ 1 covered parking space:</p> <ol style="list-style-type: none"> 1. 2nd story side setback of 9' (12' required) 2. 2nd story combined/total side setback of 24' – 10" (26' required). <p>APPROVED.</p> <p>Justification: conform to lot coverage; reduced setback on side to allow safe access in & out of the garage;</p>	Yes, finalized in 1974.

OUTSIDE SFHDT NEIGHBORHOOD DEFINITION (2 blocks south)				
Slide/Map Reference #	ADDRESS	PLANNING APP NO.	PROJECT DESCRIPTION	BUILDING PERMIT
5.	386 S PASTORIA AV	2002-0509	<p>Accessory Structure - Addition to 1 car detached non-conforming garage to a 2 car w/ small workshop...allow a 6.5 foot rear yard setback where 10 feet is required and allow 33% rear yard coverage when 25% is the maximum. The existing side setback for detached garage (unchanged) was 2.5 feet. APPROVED.</p> <p>Justification: Staff Report support for approval centered on the home would meet the 2 car parking requirement.</p>	Yes, finalized in 2003.
6.	389 S Pastoria Av	2009-0571	<p>ADU - DR for a 654 sf addition to an existing home, UP for a 816 sf detached 3-car garage and VAR to allow a 10' second story rear yard setback for a new 699 sf accessory living unit on top of new garage (resulting in 3,505 gross sf and 35.4% FAR). APPROVED.</p> <p>Justification: Staff support for reduced setbacks...10 feet instead of 20 feet setback helped reduced privacy from 2nd floor ADU - to adjacent neighbors and moved it out of the dripline and root zone of the 3 large oak trees...school property rear neighbor...adjacent property owners support.</p>	Yes, finalized in 2012.