

# HARDSHIP EXEMPTION APPLICATION

CDS

ICO Area: Holmby-Westwood	Council File No.: N/A <b>14-0656-S20</b>
Interim Control Ordinance No.: 183496	Additional Interim Control Ordinance No.: 183497
Effective Date: 3/15/2015	3/15/2015

Applicant (Record Owner): Chasin, David B; Chasin, Meredith	Telephone: (310) 710-7172
Applicant Mailing Address: 11715 Goshen Ave, #101	Zip Code: 90049
Applicant's Representative: Benjamin M. Reznik, Daniel Freedman, of Jeffer Mangels Butler & Mitchell, LLP	Telephone: (310) 201-3572
Representative's Mailing Address: 1900 Avenue of the Stars, 7th floor, Los Angeles 90067 (Phone: 310-203-8080)	Zip Code: 90067

Property Address: 424 Hilgard	Lot Area (sq. ft.): 9,353 sf.
Legal Description: Tract 9835, Block 3, Lot 3	Structure/Building Construction Date: 1928
Existing Zone (ZIMAS): R1-1	Permit History (Include Permit Numbers): N/A
Existing Land Use Designation (From City Planning Department): Low residential	

**Describe Current Use** (Include size in square feet, height, etc.): The property is zoned for single family residential uses, and is developed with a single family residential home. The home was constructed in 1928 with Spanish revival architecture. The existing home includes 3 bedrooms and 3 baths, and is approximately 3580 square feet. The lot is approximately 9,353 square feet. The property abuts a sloped street, contributing to the building's height of 30 feet. Photographs of the existing property are attached as **Attachment F**. Also see the attached **Statement in Support**.

*Note: A Master Land Use Application is not required.*

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THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
\_\_\_\_\_  
Applicant (Record Owner)\*

11/18/2015  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Representative

11/18/2015  
\_\_\_\_\_  
Date

*\* Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.*

***Note: A Master Land Use Application is not required.***

Benjamin M. Reznik  
Direct: (310) 201-3572  
Fax: (310) 712-8572  
bmr@jmbm.com

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Los Angeles, California 90067-4308  
(310) 203-8080 (310) 203-0567 Fax  
www.jmbm.com

November 19, 2015

**VIA HAND-DELIVERY**

Hon. Jose Huizar, Chair  
and Honorable members of the Planning and Land Use Management Committee  
200 N. Spring Street, Rm 395  
Los Angeles, CA 90012  
Attn: Sharon Gin, Legislative Assistant

Re: Exhibit A: Statement in Support of David and Meredith Chasin ICO  
Hardship Exemption Application.  
ICO #183496

Dear Chair Huizar and Honorable Members of the Planning and Land Use Management Committee:

This firm represents David and Meredith Chasin (collectively, the "Chasin's") with respect to their Hardship Exemption Application for Interim Control Ordinance Number 183496 ("ICO"). In this regard, the Chasin's are requesting an exemption from the ICO in connection with a proposed remodel of their single-family home located at 424 Hilgard, Los Angeles, CA 90024, in the Holmby-Westwood neighborhood.

As will be discussed further below, considering (i) the circumstances and timing surrounding the enactment of the ICO, (ii) the substantial financial investments made by the Chasin's in purchasing their home and producing plans for a viable remodel, (iii) the Chasin's immediate need to establish themselves in their new home and community, as well as (iv) the strong support for their request from the local Homeowners Association, we believe there is ample grounds and justification for the City Council to grant the Chasin's hardship exemption and to allow for their remodeling work to proceed.

**A. About the Chasin's Proposed Remodel.**

The Chasin's home is zoned for single family residential uses, and is developed with a single family residential home. The 3,500 Sq. Ft. existing home sits on a 9,300 Sq. Ft. property, and includes 3 bedrooms and 3 baths. Many parts of the home were improved and updated since its original construction in 1928, however most remodels occurred several decades ago and are in need of repair and/or improvement to be brought up to modern interior-design and child-safety standards. As part of the proposed remodel, the Chasin's seek to add a second story

addition of 1,383 Sq. Ft., improve and remodel the home's façade and bathrooms, and update and repair electrical, plumbing, lighting, and fixtures. Although the remodel will substantially improve the quality and comfort of the home for the Chasin's family, it will not dramatically modify the character of the home's original design, nor will it have any impact to the home's existing building footprint.

**B. About the Chasin's Family and their Hardship Request**

Applicants, David and Meredith Chasin are a young and recently married couple with twin newborn children. Over several years, they have accumulated their savings in order to afford purchasing their dream home at 424 Hilgard. Seeing that the home required significant updating, they purchased it with the intention of improving it, moving in, and raising their children in the Holmby-Westwood community. Of course, part of the draw to the home and the community is their hopes of having their children attend Warner-Avenue Elementary, a local elementary school located nearby their new home. The home also provides them with some additional space they require to potentially accommodate their parents and/or in-laws. After purchasing the home in 2014, applicants spent tens of thousands of dollars on pursuing a remodel, including preparing architectural renderings, drawings, designs, and plans. Some of these expenses include approximately \$20,000 for architectural services and renderings, \$10,000 for the preparation of building plans, and \$7,500 for interior/exterior design consulting services.<sup>1</sup> Only after incurring these expenses, were the Chasin's made aware of the ICO after its adoption by the City Council.

Although the architectural plans are extremely sensitive to the home's existing architectural designs, the Chasin's are rightfully concerned that the outcome of the new HPOZ standards will require them to spend tens of thousands of more dollars on updated and revised architectural plans. Moreover, applicants have invested nearly 4 years looking for the right home, and over a year working with their architect/builder and the local homeowner's association to design their renovations as currently proposed, all with the hope of being able to move into their home and begin remodeling work this year.

Unfortunately, waiting for the ICO to expire would delay their plans by several years, and would cost the family tens of thousands more from their savings to produce revised architectural designs and to undergo a new review by the local HOA's Architectural Review Committee. Such a delay and added cost would have a devastating impact on their family, their goal of having their children enrolled into their desired school, and their ability to accommodate their family during important child-rearing years. For these reasons, a request to this City Council for a hardship exemption is the only possible method of providing the Chasin's with a reasonable opportunity to move into their home as soon as possible.

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<sup>1</sup> A detailed outline of the major expenses incurred by the Chasin's in advancing this remodel is attached to this application as **Attachment E**.

**C. The Holmby-Westwood HOA Supports this Hardship Request.**

Particularly significant to the City's consideration of this request is the fact that the proposed remodel has been fully reviewed and vetted by the Holmby-Westwood Homeowners Association ("Holmby-Westwood HOA"). Specifically, the Holmby-Westwood HOA's Architectural Standards Committee reviewed the Chasin's plans closely, toured the property, and provided requested revisions to the remodel plans. The Chasin's agreed to adopt all of the Committee's suggested modifications, and adapted the architectural plans accordingly. As a result of this engagement, the HOA is supportive of the remodel plan, and has agreed that the granting of a hardship exemption would be appropriate and acceptable under these circumstances. A letter from the HOA supporting this request is currently being finalized, and will be included herein as **Attachment G** at a later date.

Thank you in advance for your consideration of this request. Please do not hesitate to call or email should you have any questions regarding the Chasin's hardship application or this letter. The Chasin's and I will also be in attendance at the appropriate hearings to address any questions or concerns the Council may have.

Sincerely,

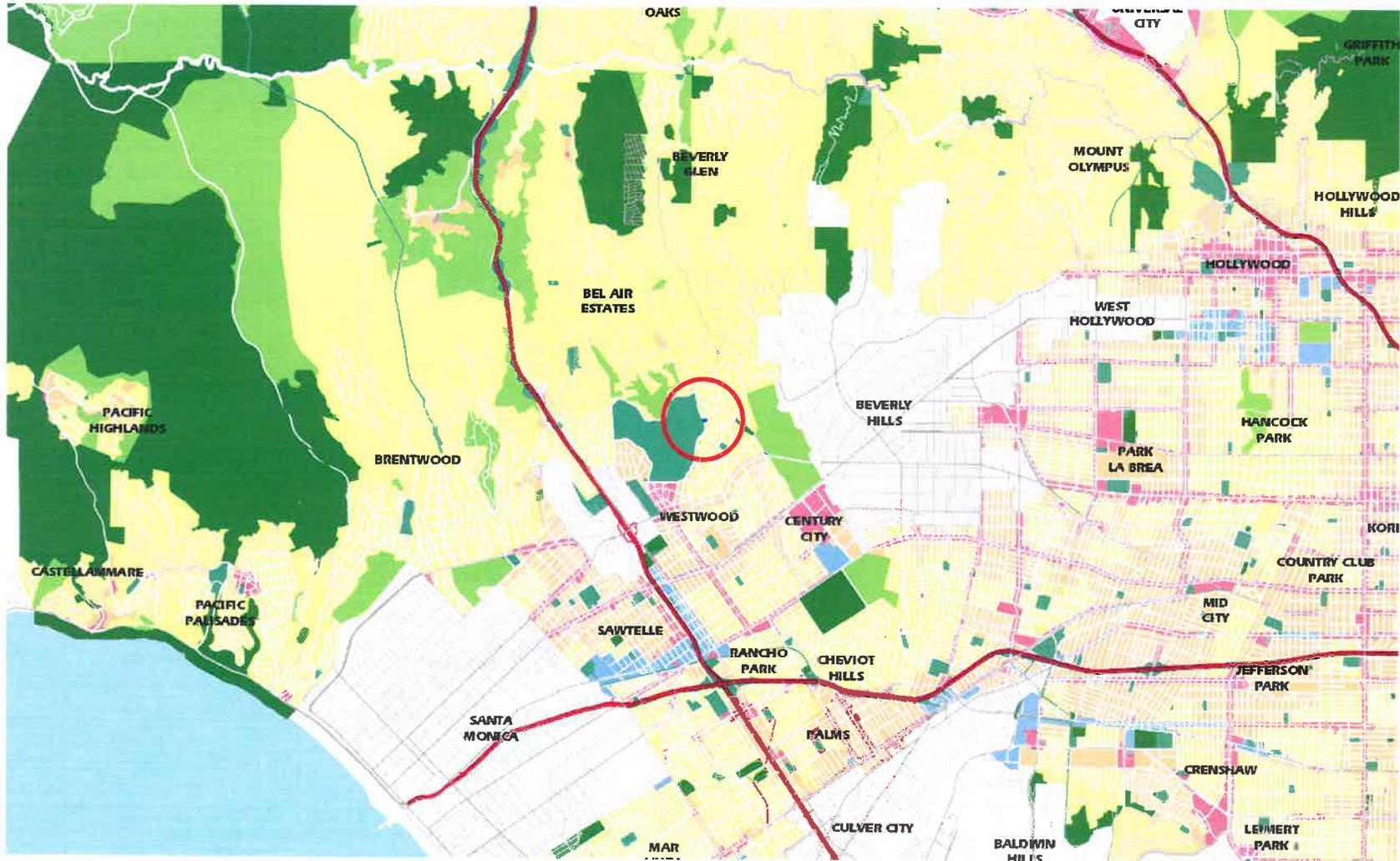


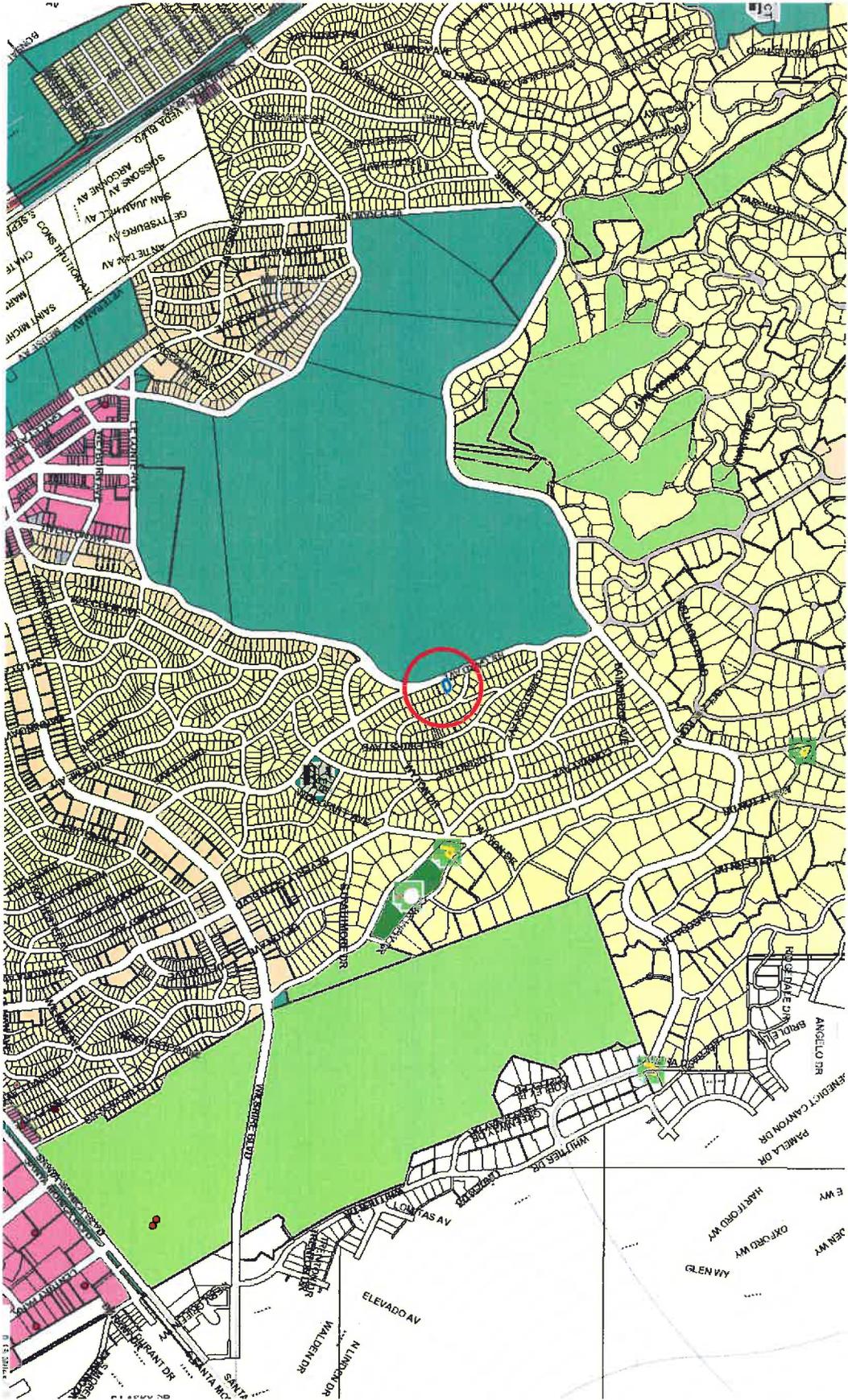
BENJAMIN M. REZNIK and  
DANIEL F. FREEDMAN of  
Jeffer Mangels Butler & Mitchell LLP

BMR:dff  
Enclosure

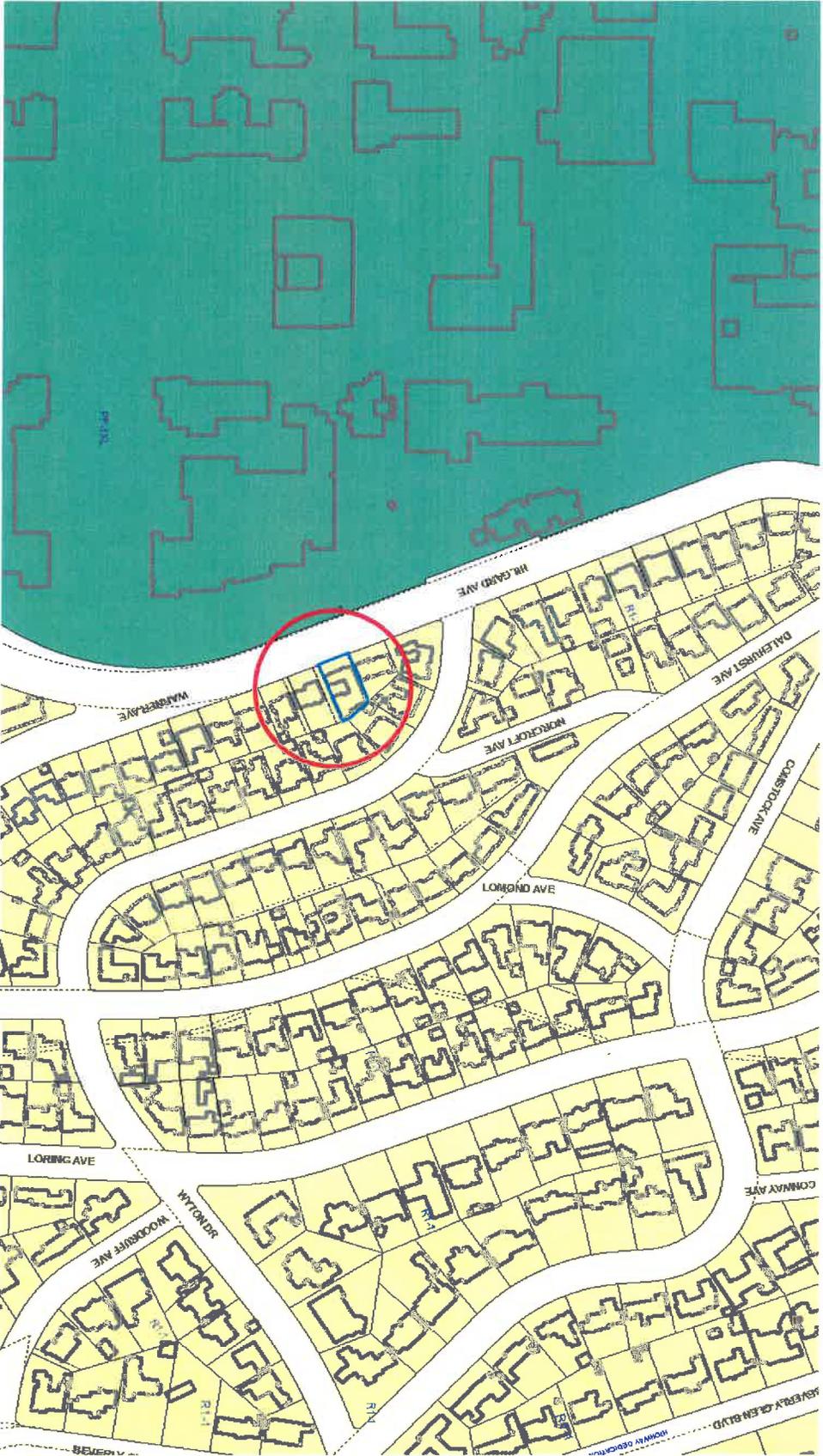
# Attachment A

# Map 1





Map 2



Map 3

# Map 4

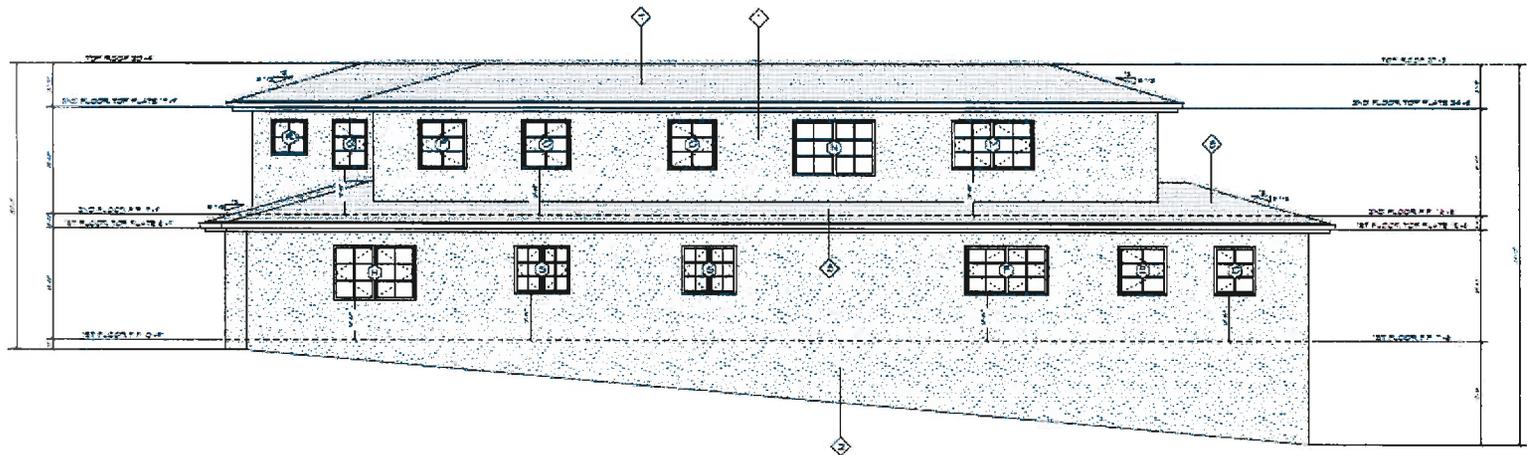


# Attachment B



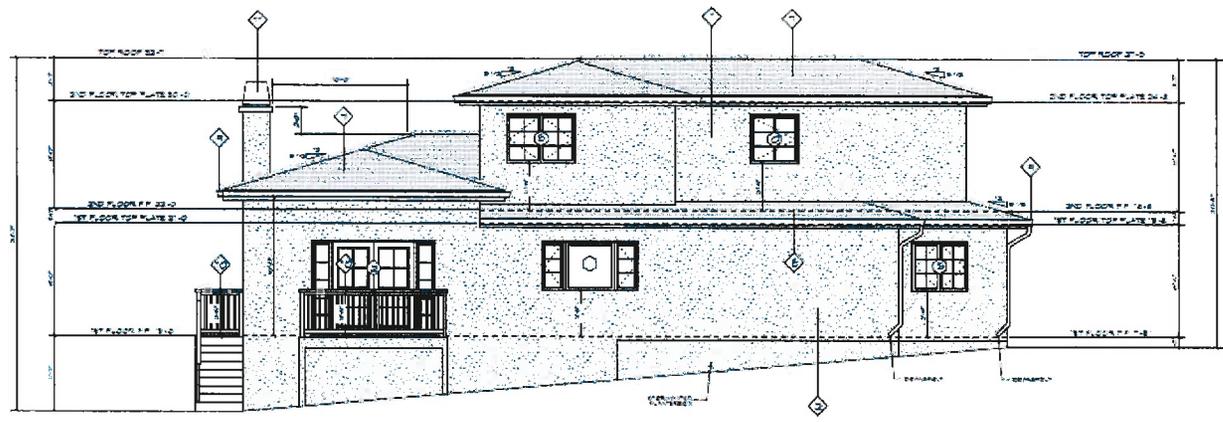
# Attachment C





LEFT ELEVATION

SCALE: 1/4" = 1'-0"



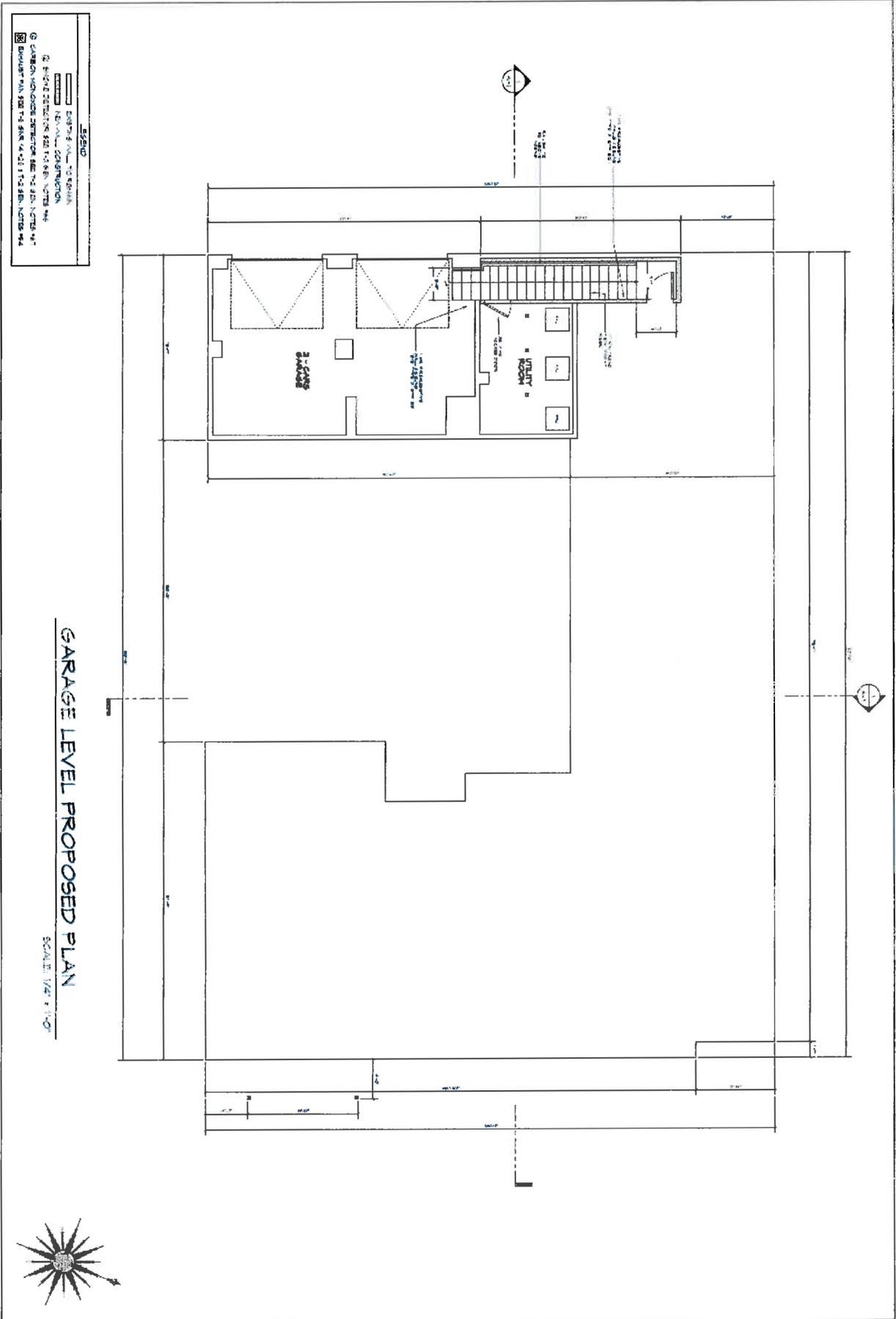
REAR ELEVATION

SCALE: 1/4" = 1'-0"

- SECTION & EXTERIOR ELEVATION LEGEND
- ◆ TYP. 2 COAT LATH OR PLASTER OVER 1/2" LATH OR SAND/CLAY AS SPECIFIED
  - ◆ EXISTING STUCCO
  - ◆ EXISTING 1/2" BRICK & PAINTED (SEE TYPE BY THROUGHOUT)
  - ◆ R-10 INSULATION FOR ROOF, TYP.
  - ◆ R-10 INSULATION FOR EXTERIOR WALL, TYP.
  - ◆ R-10 INSULATION FOR RAISED FLOOR, TYP.
  - ◆ NEW BORGAL CLAY STANDARD (8" x 8") SPAN TILE CLAY TILE (1" CO. EXPAN. JOINT COVER WATERPROOFING)
  - ◆ EXISTING ROOF
  - ◆ BUTTER & JOINTS TYP.
  - ◆ FIN. 1/2" MIN. LESS THAN 4" SPACE BETWEEN
  - ◆ EXISTING FIRE PLACE / CHIMNEY / SPARK ARRESTOR / ETC. TYP.
  - ◆ BR. OR. VENT. ATTACHED TO CONCRETE RETAINING WALL

816.907.0111 jms DESIGN	
PROJECT: CHASIN RESIDENCE 31816 JARDINE, LOS ANGELES, CA 90004	
REF: EXTERIOR ELEVATIONS	
DATE: 3-08-2018	SCALE: 1/4" = 1'-0"
DRAWN: J. SHERIDAN	
A-9	

# Attachment D



**GARAGE LEVEL PROPOSED PLAN**

SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
  - NEW WALL CONSTRUCTION
  - REMOVE EXISTING WALL TO NEW CONSTRUCTION
  - CASEWORK CONSTRUCTION SEE THE ARCH. NOTES #1
  - BOILER ROOM SEE THE ARCH. NOTES #1



DATE: 10/18/11  
 SCALE: 1/4" = 1'-0"  
 DRAWN: J. CHEN  
 SHEET: A-4

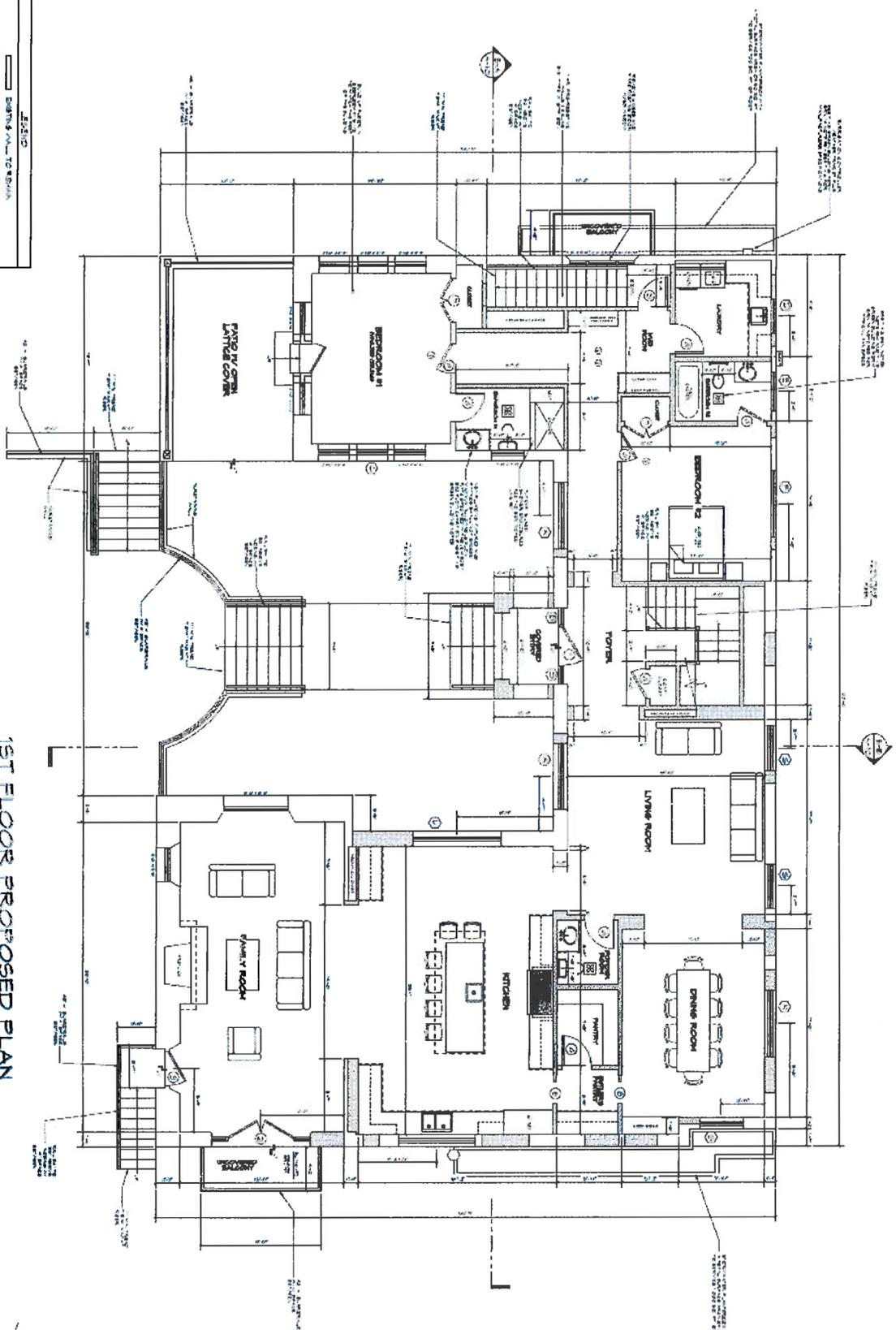
PROJECT: CHASIN RESIDENCE  
 414 HIGGARD AVE, LOS ANGELES, CA 90024

REF: GARAGE LEVEL PROPOSED PLAN

**jms** DESIGN  
 A: 6.907.0111  
 M: msdesignonline.com  
 E: jasonswuony@sbcglobal.net

REVISION

1. FINISH TO BE DETERMINED  
 2. SEE ARCHITECT'S SPECIFICATIONS  
 3. DIMENSIONS INDICATED ARE FOR THE PROPOSED PLAN  
 4. DIMENSIONS INDICATED ARE FOR THE EXISTING PLAN



**1ST FLOOR PROPOSED PLAN**  
 SCALE: 1/4" = 1'-0"

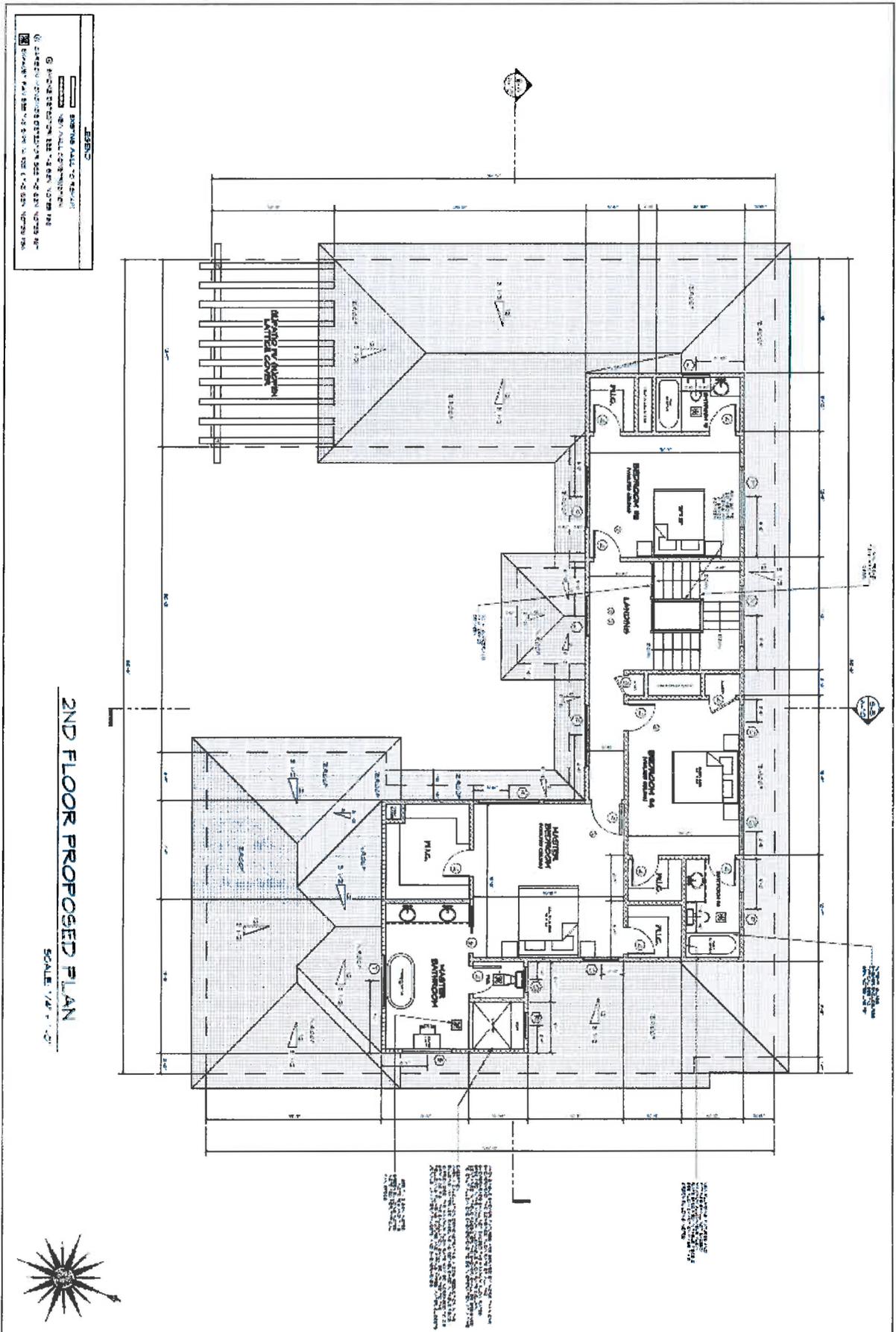


DATE: 12/20/11  
 SCALE: 1/4" = 1'-0"  
 DRAWN: J. WOOD  
 CHECKED: J. WOOD  
 SHEET: A-5

PROJECT: CHASIN RESIDENCE  
 424 HIRSHARD AVE. LOS ANGELES, CA 90024  
 W/P: 1ST FLOOR PROPOSED PLAN

**jms** DESIGN  
 318.907.0111  
 jmsdesignonline.com  
 [asonswuony@sbeglobal.net]

REVISION



**LEGEND**

- ▬ ROOM WALL, TO REMAIN
- ▬ NEW WALL, TO BE BUILT
- ROOMS TO BE DEMOLISHED
- ROOMS TO BE REFINISHED
- ROOMS TO BE REPAIRED

**2ND FLOOR PROPOSED PLAN**  
SCALE: 1/8" = 1'-0"

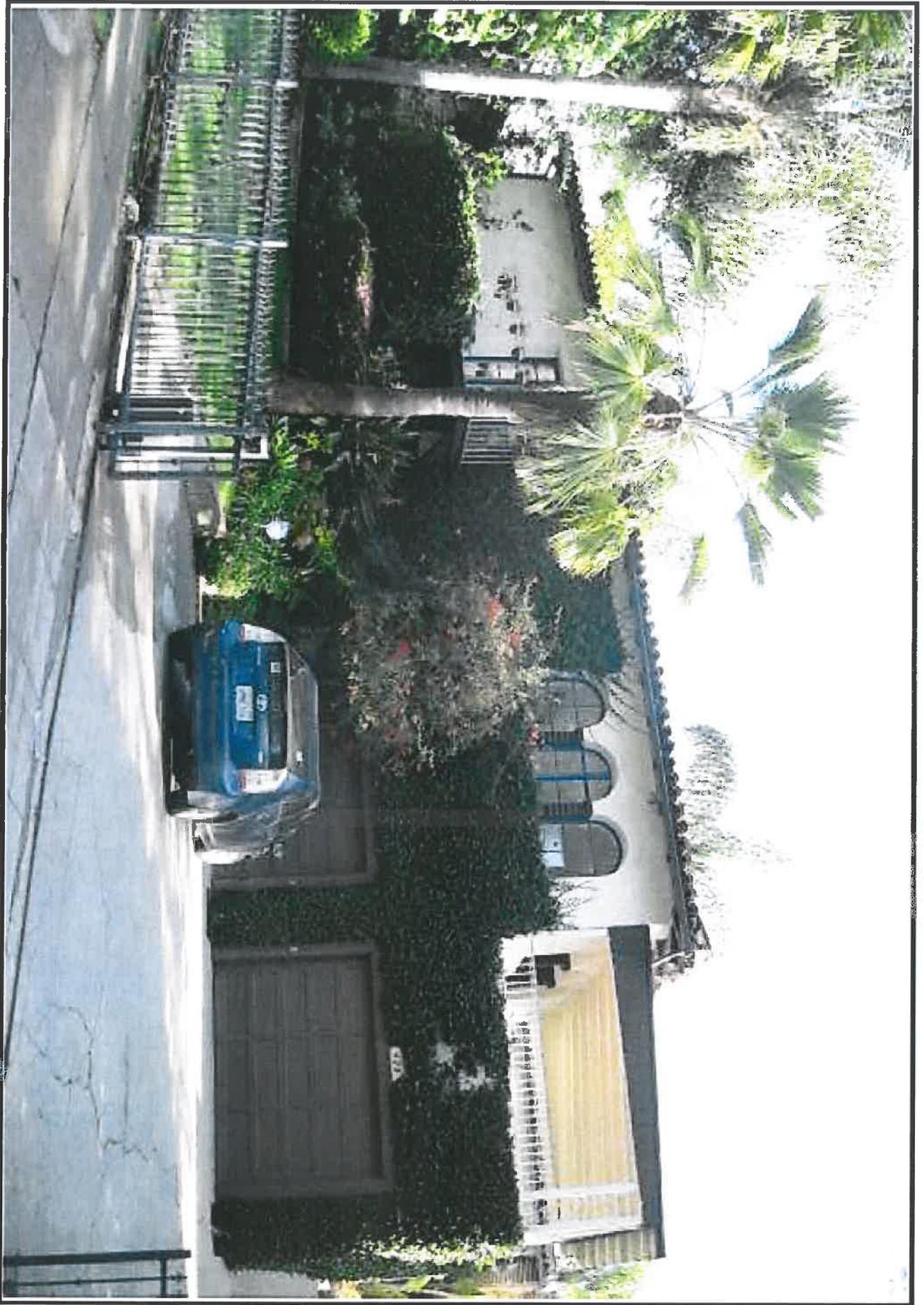


A-6	DATE: 12/20/17	PROJECT: CHASIN RESIDENCE 424 HE GARDY AVE., LEXINGTON, VA 21954	 410.907.8113 jmsdesignonline.com jms@jmsweenydesign.com	12/20/17 CHASIN, D. REV.
	DRAWN BY: D. REV.	TITLE: 2ND FLOOR PROPOSED PLAN		

# Attachment E

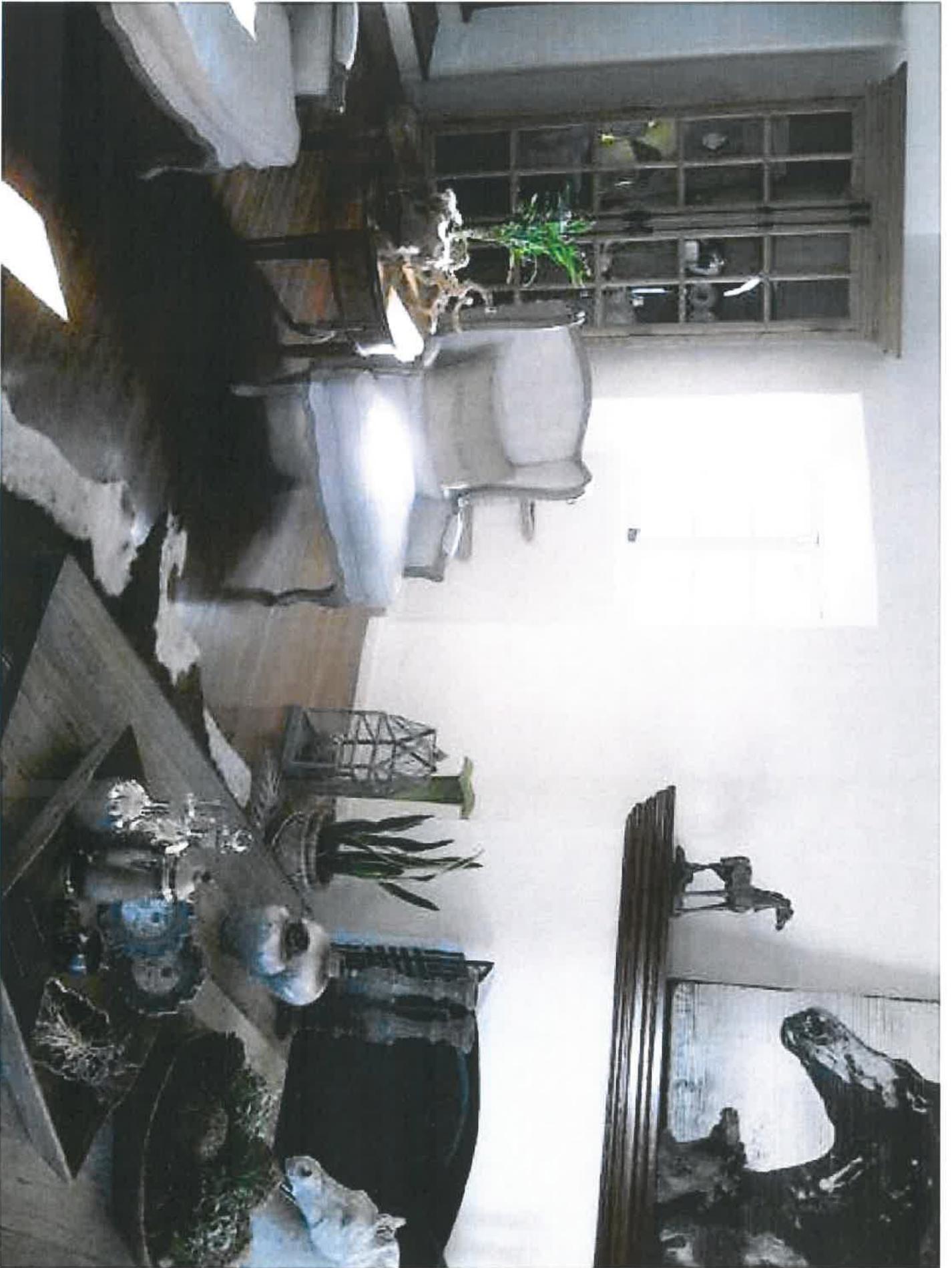
Date	Project History	Approx Cost
January 2013 – December 2013	Perform search for new home to raise family.	N/A
December 2013	New home loan pre-approval negotiations.	\$1,500
December 2013 – January 2014	Escrow process for home purchase. Costs include the following: Commissioned appraisal (\$1,200); commissioned property condition report (\$650); Commissioned termite report (\$300); Commissioned geology report (\$500); Commissioned mold inspection (\$500); Commissioned roof inspection (\$500); Commissioned foundation and drainage inspection (\$1,300); Commissioned HVAC inspection (\$500); Commissioned electrical inspection (\$250)	\$7,500
February 2014 - March 2014	Miscellaneous closing costs.	\$3,500
March 2014	Perform minor deferred maintenance.	\$15,000
April 2014 to Present	Retain and engage project architect.	\$20,000
April 2014 to Present	Retain and engage project builder.	\$10,000
April 2014 to Present	Retain and engage project interior/exterior designer.	\$10,000
January/February 2015	Project plans finalized	N/A
August 2015 – October 2014	Project architectural plans reviewed and approved by Holmby-Westwood Architectural Standards Committee.	N/A
November 2015	Hardship exemption application submitted to City.	N/A
		\$63,200 Total Expenses

# Attachment F







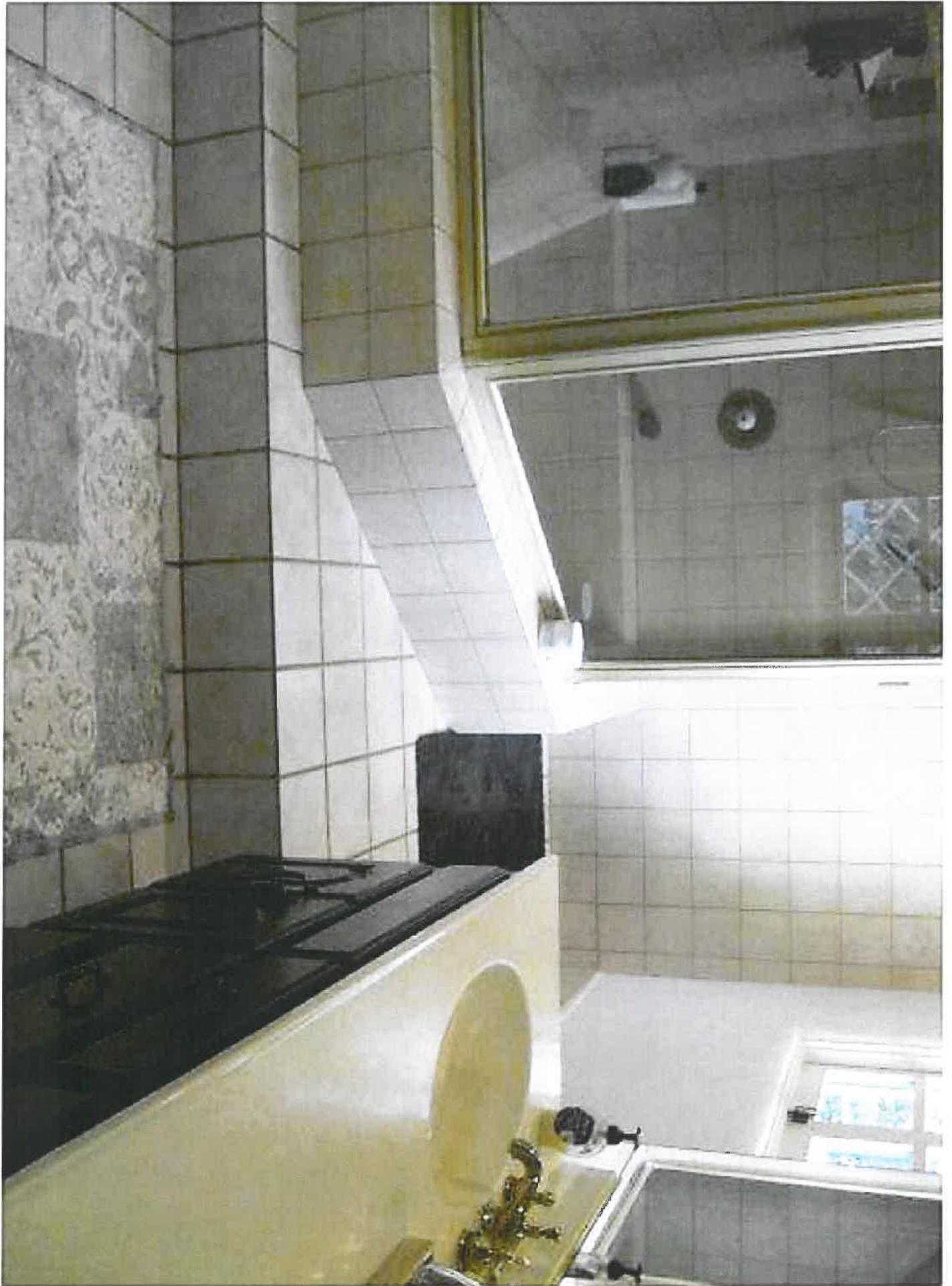




















# Attachment G

This page is part of your document - DO NOT DISCARD



**20140139770**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

02/07/14 AT 02:53PM

FEES:	28.00
TAXES:	10,780.00
OTHER:	0.00
PAID:	10,808.00



LEADSHEET



201402070940019

00008846665



006027938

SEQ:

01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Am

RECORDING REQUESTED BY:

Am

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. David Chasin  
11715 Goshen Avenue #101  
Los Angeles, CA 90049

2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: ar Escrow No.: Am

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$2,117.50**  
**CITY TRANSFER TAX \$8,662.50**

50  
44

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area  City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Ashit Ramniklal Shah and Niroupa Shah, Husband and Wife as Community Property**

hereby GRANT(s) to:

**David Chasin and Meredith Chasin, Husband and Wife as Joint Tenants**

the real property in the City of Los Angeles, County of Los Angeles, State of California,  
described as:

Lot 3 and the NorthWest 10 Feet of Lot 4 of Block 3 of Tract No. 9835, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 138, Pages 65 and 66 of Maps, in the Office of the County Recorder of said County.

Also Known as: 424 Hilgard Ave., Los Angeles, CA 90024

AP#: 4360-023-003

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

. Am

A.P. # 4360-023-003

Signature Page

DATED: January 13, 2014

Ashit Ramniklal Shah

Niroupa Shah

STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 On Jan 16th 2014  
 before me, RAHIM KAZI  
 A Notary Public in and for said State personally appeared  
ASH R. SHAH &  
NIROUPA SHAH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
 WITNESS my hand and official seal.

Signature Rahim Kazi

(Seal)



ESCROW NO.: <sup>AM</sup>

TITLE ORDER NO.: <sup>AM</sup>

**ACKNOWLEDGMENT**

State of California

County of Los Angeles

On Jan 16<sup>th</sup>, 2014 before me, RAHIM KAZI

A Notary Public personally appeared ASHH RAMNIKLAL SHAH,  
NIROU PA SHAH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rahim Kazi



(Seal)