

HARDSHIP EXEMPTION APPLICATION

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

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| Applicant (<i>Record Owner</i>): Chasin, David B.; Chasin, Meredith | Telephone: (310) 710-7172 |
| Applicant Mailing Address: 11715 Goshen Ave., #101, Los Angeles, CA 90049 | Email Address: david@pegasusCRE.com |
| Applicant's Representative: Benjamin M. Reznik, Daniel F. Freedman, Jeffer Mangels Butler & Mitchell LLP | Telephone: (310) 203-8080 |
| Representative's Mailing Address: 1900 Avenue of the Stars, 7th Floor, Los Angeles, CA 90067 | Email Address: dff@jmbm.com |

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| 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 | |

Note: The Department of City Planning Master Land Use Application is not required.

Describe Current Use (Include size in square feet, height, ancillary structures such as garages, etc.): (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**.

Describe Proposed Project and Use (Include size in square feet, height, etc.): Proposed project is a remodel to the existing single family home. Scope of remodel includes as follows: *Add second floor addition of 1,383 Sq. Ft. to include 3 bedroom and 3 baths; Remodel existing 1st floor to include 2 bedrooms and 2.5 baths; Add new open lattice roof over existing patio; Add new covered entry and 2 new exterior retaining walls.* The project is also described in the attached **Statement of Support**.

Why do you believe a hardship exists for which an exemption should be granted? (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.) See the attached **Statement of Support**.

Note: The Department of City Planning Master Land Use Application is not required.

Do you have any ownership interest in any other parcels within 300 feet of this property?

Yes No

(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)

ADDITIONAL INFORMATION FILING REQUIREMENTS

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a **map showing the location and boundaries** of the property for which the exemption is being requested.
- b. Attach a **Plot Plan** showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc.
- c. Attach an **Elevation Plan**, which includes dimensions for all views.
- d. Attach **Building Plans**. If plans have been accepted by the Department of Building and Safety, list Plan **Check No.** and **Submittal Date**
- e. Submit a **Project History** summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc.
- f. Submit **Photographs** of the subject property and all surrounding property – not over 8 1/2 x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion.
- g. Attach any **additional information** as needed.

NOTICE OF PUBLIC HEARING

The City Council may hold a public hearing on a hardship exemption application. Upon notification that a public hearing has been scheduled, the applicant shall notify the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days before the date of the hearing. Notice of the public hearing shall also be posted by the applicant in a conspicuous place on the subject property at least ten days before the date of the hearing. The applicant shall provide proof of such notice at the time of the hearing in the form of a sworn declaration or affidavit. Failure to provide such proof shall be grounds to deny the hardship exemption application.

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

Applicant (Record Owner) *

Date

Representative

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.*