

January 9, 2002

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
January 15, 2002**

SUBJECT: NONCONFORMING REMODEL 01-6

LOCATION: 2019 AVA AVENUE

APPLICANT: CLAIRE MILLER
1160 LAKEVIEW ROAD
GRAYSON, GEORGIA

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING SINGLE
FAMILY DWELLING RESULTING IN A GREATER THAN 50% INCREASE IN
VALUATION

Recommendation

To approve the expansion and remodel, subject to conditions.

Background

LOT SIZE	3719 square feet
EXISTING FLOOR AREA	763 square feet
PROPOSED ADDITION:	511 square feet
PERCENT INCREASE IN VALUATION	80%
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The existing one-story dwelling and detached garage were constructed in 1947. The lot is a through lot, and pursuant to Section 17.46.152, Ava Avenue is considered the front yard. The dwelling is nonconforming to current front yard and side yard requirements, and the parking setback and guest parking requirements. The front yard is 8.7 feet rather than the required 10 feet, and the north side yard is 2.45 feet rather than 10% of the lot width (3.14 feet). The garage setback on Ardmore is 5 feet rather than 17 feet, and while guest parking is shown it is not quite standard in width. Additionally, a nonconforming chain link fence is located along the north property line (which looks more like a hedge) and Ava Avenue entry steps extend over the property line requiring an encroachment permit.

Analysis

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when an expansion/remodel of a nonconforming building exceeds 50%. The applicant is proposing to remodel and expand the existing first floor and add floor area in the sub-floor area below. The expansion will increase the house from 763 to 1,274 feet. The expansion and remodel taken together results in a 80% increase in valuation, and can be accomplished by removing less than 30% of existing exterior walls.

The proposal generally conforms to planning and zoning requirements, as adequate open space is provided in the rear yard and new deck . Lot coverage is 52% and the addition will comply with the side yard requirement. The building with the proposed addition will be 7 feet lower than the maximum height limit at the critical point. Staff is including a condition that the roof plan be revised to clearly show the maximum and proposed height at the critical point, and that the survey clearly label all corner point elevations.

While several nonconforming elements of the building and the garage will be maintained, none are severe enough to warrant a correction for a project this size. The proposal is very reasonable in scope, and involves only a modest expansion to a very small home.

CONCUR:

Ken Robertson
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

- 1. Proposed Resolution
- 2. Location Map
- 3. Photographs
- 4. Zoning Check List/Nonconforming worksheet/height calcs

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