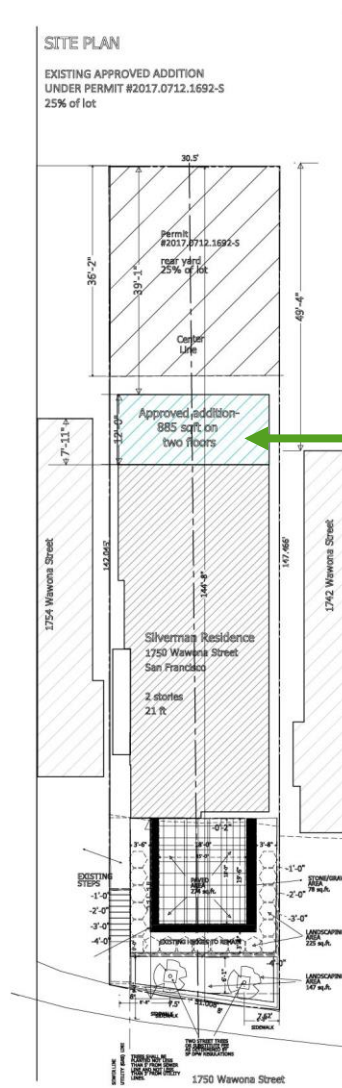
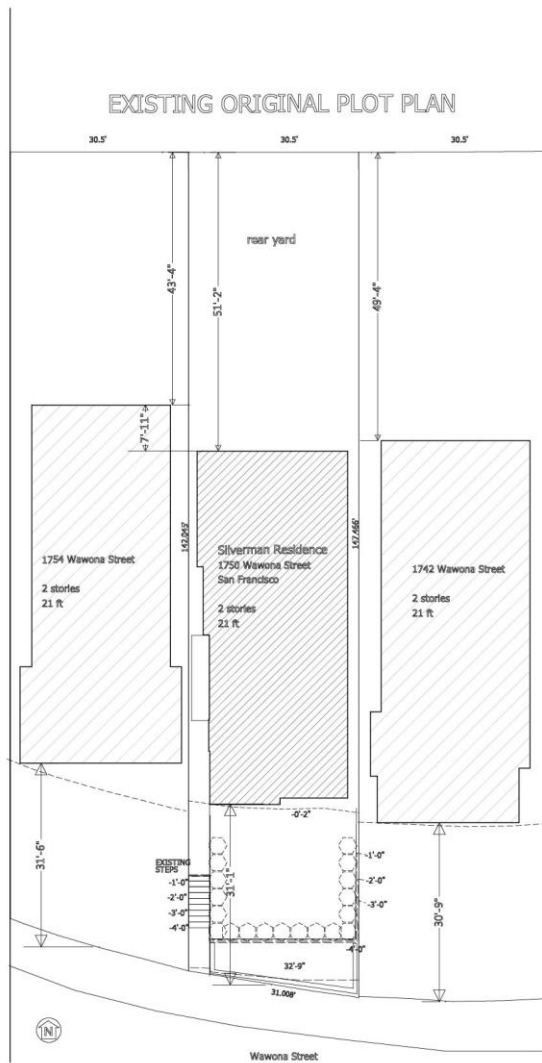




1750 WAWONA STREET

CU / Variance



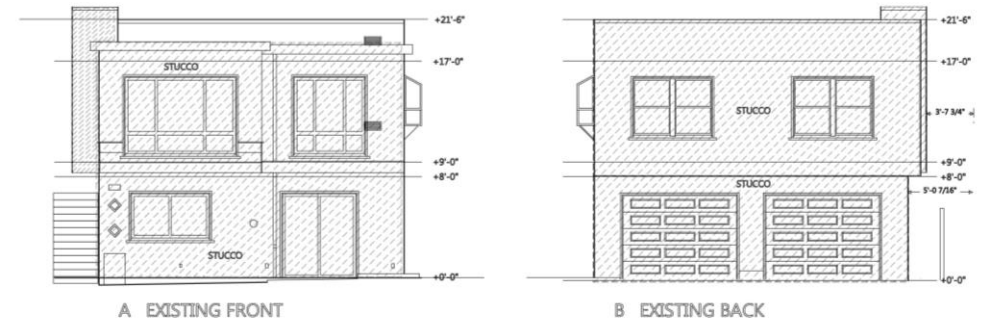
Addition approved under permit #2017.0712.1692: Interior alterations to existing single family dwelling. New two story, rear yard addition, extending 12' feet, short of the required rear yard (25% of total lot depth = 36'-2" req'd r.y.).

► January 15th, 2019 - Extensive dry rot was discovered at the 2nd floor walls. Unaware of the planning department's requirements, the contractor proceeded to remove and replace the walls in-kind at the direction of the engineer.

► March 18th, 2019 - Following an inspection due to a complaint (March 15th, 2019), and at the instruction of the inspector, a permit was filed in order to approve the demolition outside of the original approved scope of work, and abate the NOV.

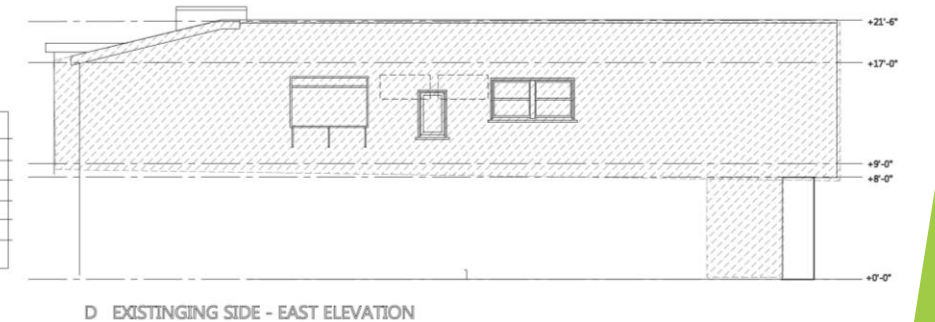
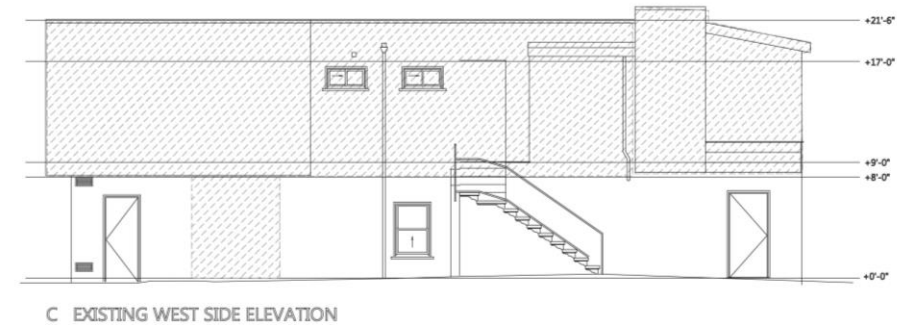
► July 31st, 2019 - ZA determined that the additional demolition could not be calculated as replaced in-kind, therefore, the project now required a conditional use authorization.

VERTICAL ELEMENTS
DEMO CALCULATIONS



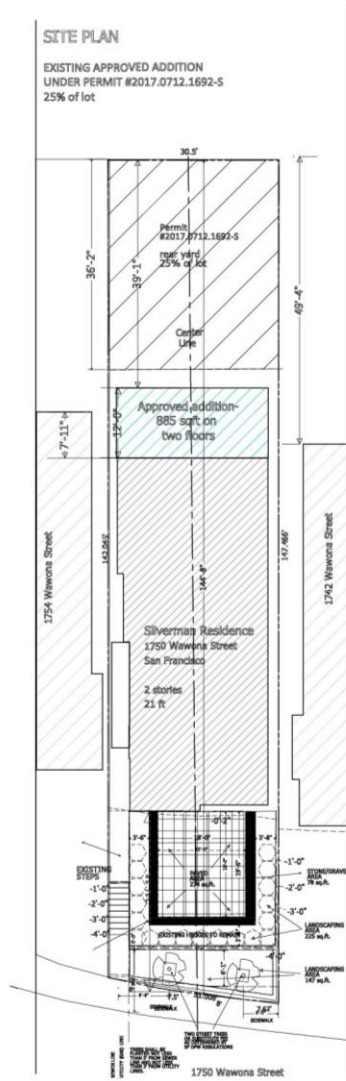
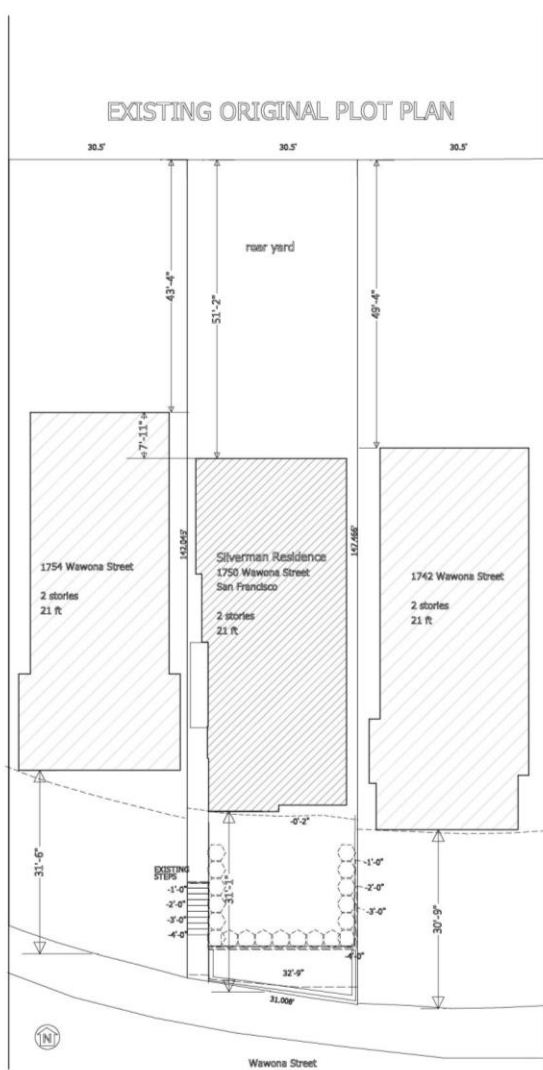
Planning Code Section 317.

A major alteration of a residential building removing more than 50 percent of the Vertical Envelope Elements (defined as all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope);



ELEVATION	SQ. FT.	DEMOLISHED	PERCENT
A FRONT FACADE	522 SQ.FT.	522 SQ.FT.	100%
B REAR FACADE	548 SQ.FT.	548 SQ.FT.	100%
C W SIDE FACADE	1268 SQ.FT.	703 SQ.FT.	57%
D E. SIDE FACADE	1247 SQ.FT.	724. SQ.FT.	59%
GRAND TOTAL	3585 SQ.FT.	2497 SQ.FT.	70%
			70% > 50%





Due to the time required to revise the drawings and secure a hearing date, on January 1st, 2020, the rear yard requirement changed to 30% (43'-6" req'd r.y.), which placed approximately 4' of the addition within the required year yard.

The Planning Department determined that a variance would be required to re-approve the rear yard addition.

Apart from the exterior stairs at the side yard, and some other minor revisions, the proposed design of the building envelope and rear yard addition remained unchanged from what had originally been approved.

- ▶ It has been 15 months since construction was halted.
- ▶ The site has become an eyesore and nuisance to the neighborhood.
- ▶ A police report had been filed for breaking and entering, as well as damage to private property.
- ▶ It is also suspected that squatters have continued to seek shelter in the building.
- ▶ The owner, design team, and all those involved are looking forward to getting the necessary approvals in order to resume construction.

We appreciate
and thank you for
your time.

