

Pursuant to County Code [Section 22.194.050](#): Findings and Decision, the applicant shall substantiate the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages)

B.1 Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The strict application of the minimum lot size requirement would deprive us of privileges enjoyed by other property owners in the vicinity who properties are also zoned RLM-2 (Residential Low-Medium 2). Our lot has been an empty lot since its inception. When compared to the other surrounding properties in the area, there is practically no empty land with the zoning classification of RLM-2 (Residential Low-Medium 2). It is unfair that our empty lot is subject to strict application that deprives us of construction a new home. The county code of minimum lot size requirements is a fair code but it is not fair in the sense that surrounding lots with minimum lot size requirements have already built homes on those small lots. Now we are having to gain approval through strict application process to build a home, when our neighbors have already done so before having the minimum lot size requirement.

B.2 The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Our property is not asking for any special privilege when compared to other properties in the vicinity and zone in which the property is situated. We are simply asking to build a new home on our empty lot. The new home we are requesting to build would be constructed following all the same requirements by other properties in the vicinity with the same zoning requirements and minimum lot size requirement.

The surrounding properties whom have already built homes with minimum lot size requirement to name a few:

- 7500 Crockett Blvd, Los Angeles, CA 90001
- 1866 E 76th Place Los Angeles, CA 90001-3151
- 7665 Crockett Boulevard Los Angeles, CA 90001-3148
- 7666 Crockett Boulevard Los Angeles, CA 90001-3149
- 7424 Bell Avenue Los Angeles, CA 90001-2720

Not allowing us to build due to strict application would deprive us of our privileges enjoyed by other property in the vicinity.

B.3 Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

The hardships faced by strict application of zoning regulations have included a lot of time, headache, and paperwork. We agree with regulation and code compliance, but when there are several lots in the area that conform to the same standards and have had homes built on them it becomes extremely frustrating having to wait extra lengths of time.

We have paid several consultants and designers large sums of money to help us with this strict application process. We hope that all of our efforts are not wasted. It would be unfair to not gain approval since there are more than 10 lots in less than a 1 mile radius whom have had homes constructed with minimum lot sizes similar in nature. Our variance request is a request to build a home on a lot that has empty and neglected for decades. We ask for your help in turning a empty lot into a New Home.

B.4 Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

All adjacent properties are residential properties that are similar in nature when comparing detriment towards public health, safety, general welfare, and to the use, enjoyment, or valuation of property of other persons located in the vicinity. All nearby access to public transportation, roads, and access to public parks will be maintained. All material will be delivered daily in a standard size pick up truck thus to prevent road closures. The site will implement LEAN building techniques to limit any waste materials and the surrounding areas will be maintained daily. An OSHA 30 - Licensed Supervision will be on site during all working hours 7am-5pm to ensure safety of both on site personal and any public personnel. This project will maintain a 5 day M-F work schedule, and construction should not last more than 5 months. After construction is completed the newly built property will contribute to the surrounding area and allow new residents to live and enjoy the Los Angeles community.