

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

<i>Planning Staff Use Only</i>		ZA
ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval *
		Date

* Approval for Filing by Community Planning Staff, When Applicable

CASE NO. ZA-2007-743

APPLICATION TYPE CDP, MELLO, ZONE VARIANCE, ZAA, SPP
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE 2812, 2816, 2818

Street Address of Project 2814 GRAND CANAL, VENICE Zip Code 90291

Legal Description: Lot 229 Block - Tract 609B

Lot Dimensions 59' x 90' Lot Area (sq. ft.) 5314 Total Project Size (sq. ft.) 2932

2. PROJECT DESCRIPTION

Describe what is to be done: SPLIT LOT INTO TWO SEPARATE LOTS, WITH EXISTING 2 UNITS ON EACH LOT FROM TOTAL OF EXISTING 4 UNITS.

Present Use: 4 APARTMENTS Proposed Use: 2 UNITS EACH LOT

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.20.2 Code Section which authorizes relief: 12.20.2
COASTAL DEVELOPMENT PERMIT FOR LOT SPLIT FROM ONE LOT INTO 2 LOTS.

Code Section from which relief is requested: 12.08.5 B1 Code Section which authorizes relief: 12.27
ZONE VARIANCE FOR 2 UNITS ON EACH LOT IN A RW1-1-O ZONE. (2V)

Code Section from which relief is requested: 12.21.A4(a) Code Section which authorizes relief: 12.27
(ZA) ALLOW REDUCTION OF PARKING REQUIREMENTS FROM 4 TO ONE LOT TO 3 PARKING SPACES, AND 2 PARKING ON OTHER LOT.

Code Section from which relief is requested: 12.08.5C2 Code Section which authorizes relief: 12.28
ALLOW REDUCED SIDE YARD SETBACK FROM 3' TO 2'-3". (ZAA)

List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name KATHY MAGEE Company _____
 Address: 1029 N. SHORE RD. Telephone: (757) 621 2463 Fax: () _____
NORFOLK, VA. Zip: 23505 E-mail: _____

Property Owner's Name (if different than applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact Person for project information CONSTANTINE TZIANTZIS
 Address: 333 WASHINGTON BLD. #146 Telephone: (310) 266 4547 Fax: (310) 578 5426
LOS ANGELES Zip: 90292 E-mail: costasgrivas@gmail.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

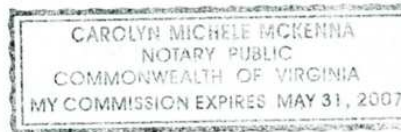
X Signature: *Kathleen Magee*
 Print: KATHLEEN S Magee
 Date: 1-22-07

Subscribed and sworn before me this (date): 1/22/07

In the County of Norfolk, State of VA

Notary Public Carolyn Michele McKenna

Stamp:



7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date