



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**PROJECT R2014-01923-(5)  
VARIANCE NO. 201400008  
APPLICANT: SC PLANNERS INC.  
LA CRESCENTA ZONED DISTRICT  
AGENDA DATE: JANUARY 26, 2016**

## **PROJECT SUMMARY**

The applicant is requesting a Variance to authorize the construction of a new single-family residence on a legal undersized 4,670 square foot lot in the R-1-7500 (Single-family Residence – 7,500 square feet Minimum Required Area) Zone. The Variance is required as a condition of Certificate of Compliance No. 201400060, issued for the property in July 2014, which states that all necessary zoning permits, such as a variance, shall be acquired prior to any construction or grading on the property. The Certificate of Compliance was issued on the subject property due to the fact that the subject property (consisting of 4,670 square feet) was not in compliance with the minimum 5,000 square feet lot area zoning requirement (R-1-5000) when the lot was lawfully created in 1963. The proposed house abides to the development standards for minimum yard setbacks and height requirements for single-family residences in the R-1 zone as prescribed under County Code.

The project was approved by the Regional Planning Commission on September 30, 2015. The approval is being appealed by Mr. James A. Gorton.