

HARDSHIP EXEMPTION APPLICATION

CD10

ICO Area: Windsor Village	Council File No.: 06-2369-812
Interim Control Ordinance No.: ZI-2377 Windsor Village	Additional Interim Control Ordinance No.: CPC-2009-2592-ico CPC-2007-2709-ICO
Effective Date:	

Applicant (Record Owner): Jung, Jooah	Telephone: 310) 528-9214
Applicant Mailing Address 3921 Wilshire Blvd.#308 Los Angeles, CA.	Zip Code: 90010
Applicant's Representative Sang Y. Lee	Telephone: 213) 385-0676
Representative's Mailing Address: 3921 Wilshire Blvd.#506 Los Angeles, CA.	Zip Code: 90010

Property Address: 895 S. Crenshaw Blvd. Los Angeles, CA. 90005	Lot Area (sq. ft.): 7505.3 S.F.
Legal Description: PIN Number 132B189 793 APN 5090034001	Structure/Building Construction Date: 1924
Existing Zone (ZIMAS): R3-1	Permit History (Include Permit Numbers):
Existing Land Use Designation (From City Planning Department): Dwelling-Single Family	

Describe Current Use (Include size in square feet, height, etc.):

The current use is single family dweeing.

The existing house is two story house (total 3,164 s.f.) with 4 bedrooms & 3 bathrooms.
The front side dimension 38'-4"x50'-0"deepx27'high.

Note: A Master Land Use Application is not required.

Describe Proposed Project and Use (Include size in square feet, height, etc.):

The proposed project are front porch (66 s.f.) Addition

and the rear attached house addition (438 s.f.)

1st Floor addition is 275 s.f. (27.5'x10'x10'High)

2nd Floor addition is 163 s.f. (16.3'x10'x13'high)

The proposed use is single family dwelling same as present.

Why do you believe a hardship exists for which an exemption should be granted? (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)

Please refer to attached 3 pages.
(Statement for hardship along with copy of
2 Mortgage coupon/statement)

Do you have any ownership interest in any other parcels within 300 feet of this property? () Yes () No
(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)

ADDITIONAL INFORMATION FILING REQUIREMENTS

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a **map showing the location and boundaries** of the property for which the exemption is being requested. (May be the same map as required in No. 7)
- b. Attach a **Plot Plan** showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc.
- c. Attach an **Elevation Plan**, which includes dimensions for all views.
- d. Attach **Building Plans**. If plans have been accepted by the Department of Building and Safety, list Plan Check No. B09LA12617 and Submittal Date 12/30/2009.
- e. Submit a **Project History** summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc.
- f. Submit **Photographs** of the subject property and all surrounding property – not over 8 ½ x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion.
- g. Attach any **additional information** as needed.

Note: A Master Land Use Application is not required.

HARDSHIP EXEMPTION APPLICATION

(PAGE 4 OF 5)

Property Address: 895 S. Crenshaw Blvd. Los Angeles, CA 90019

I currently have two monthly mortgage payments for the houses list below:

1. 983 S. New Hampshire Avenue, Los Angeles of which monthly payment is \$1,375.04. This house will be sold or rented as soon as 895 S. Crenshaw house is fixed and ready for our move-in.
2. 895 S. Crenshaw Blvd house (Monthly payment \$1,7037) is purchased in 2009 October. We applied building permit for renovation (remodeling) in 2009 December, I plan to move in to this house as soon as renovation (remodeling) for this house is finished.

Due to two mortgage payments for both two (2) houses that I am responsible for currently, I have a compelling urgency to fix the 895 Crenshaw house to lessen financial burden as soon as possible. Enclosed herewith please find copy of two (2) mortgage payment coupon.

Your consideration on this matter would be highly appreciated.

Thank you.



Joahe Jung

Bank of America



Home Loans

Customer Service
PO Box 5170
Brent Valley, CA 90051-0170

Statement date 02/04/2010
Account Number 036320701
Property address
863 S New Hampshire Ave.



0081306 01 AT 0357 AUTO 17 0 0257 9006 1618
MSR CC AG 0000 0 2 M21579 IN 1 P81489

JOOHAE JUNG
983 S New Hampshire Ave
Los Angeles CA 90006-1618



To contact Customer Service:
1.866.653.6183
www.bankofamerica.com

To apply for a purchase,
refinance or home equity loan:
1.888.548.1171

You may be able to consolidate higher-interest-rate debts for lower total monthly payments.

We invite you to contact a mortgage loan officer to learn more about how refinancing may allow you to:

- Access available home equity to fund important goals like consolidating and paying off higher-interest-rate debts.¹
- Save money on the total amount you pay toward interest charges for other higher-interest-rate accounts.¹
- Potentially take advantage of tax deductibility on the mortgage interest you pay (ask your tax advisor).

Call our dedicated toll-free number, 1.888.264.6027, today.

1. The relative benefits of a loan for debt consolidation depend on your individual circumstances and your actual debt payments. You will realize interest payment savings when you make monthly payments towards the new, lower interest rate loan in an amount equal to or greater than what you previously paid towards the higher rate debt(s) being consolidated. This refinancing opportunity from Bank of America, N.A. was delivered to you by its subsidiary and your loan servicer, BAC Home Loans Servicing, LP.

Refinancing will be extended by Bank of America, N.A., Member FDIC BAC Home Loans Servicing, LP, and Bank of America, N.A. are Equal Housing Lenders © 2010 Bank of America Corporation. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. Programs, rates, terms and conditions are subject to change without notice. 022010 M21579 AR98825

HOME LOAN SUMMARY

Home loan overview as of 02/04/2010

Principal balance	\$108,564.65
Escrow balance	\$1,456.17
Late Charge if payment received after 03/16/2010	\$48.41
Date	Payments received
02/04/2010	\$1,331.71

Amount due on 03/01/2010 as of 02/04/2010

Home loan payment due 03/01/2010	\$1,317.04
(see next page for account details)	

DID YOU KNOW?

Want more flexibility? BAC Home Loans Servicing, LP online payment service, MortgagePay on the Web, allows you to make your payments around the clock. Visit www.bankofamerica.com and check out the demo to see just how easy it is.



Calls may be monitored or recorded to ensure quality service. We may charge you a fee (of up to \$40.00) for any payment returned or rejected by your financial institution, subject to applicable law.

BAC Home Loans Servicing, LP is required by law to inform you that this communication is from a debt collector.

PAYMENT INSTRUCTIONS

- Please
 - don't send cash
 - don't staple the check to the payment coupon
 - don't include correspondence
 - include coupon with payment
- Write the account number on the check or money order.
- Make the check payable to
BAC Home Loans Servicing, LP
Attn: Remittance Processing
PO Box 515503
Los Angeles, CA 90051-6803

Account number **036320701** (0)
Joohae Jung
863 S New Hampshire Ave.
Los Angeles, CA 90006

SEE OTHER SIDE FOR IMPORTANT INFORMATION

BAC Home Loans Servicing, LP
PO Box 515503
Los Angeles, CA 90051-6803



036320701000000131704000136545

58699005803632070

Payment due Mar 1, 2010	\$1,317.04
After Mar 16, 2010 late payment	\$1,365.45

Please update e-mail information on the reverse side of this coupon.

Additional Principal

Additional Escrow

Check total

Mortgage coupon for:
 895 S. Crenshaw Blvd
 Los Angeles CA 90019



GRAMS:

DUE DATE	LOAN NUMBER	LOAN TYPE	OPTIONAL COVERAGES	DUE DATE	AMOUNT DUE
01/2010	0017816547	13	\$0.00	09/01/2010	\$1,703.37
				IF RECEIVED AFTER	AMOUNT DUE
				09/16/2010	\$1,788.54

115
DAYS PAID

#2536
CHECK NUMBER

1703.37
AMOUNT

JOOHAE JUNG



ADDITIONAL AMOUNTS REMITTED

LATE CHARGE		
ADDITIONAL PRINCIPAL		
ADDITIONAL ESCROW		
TOTAL ENCLOSED		

Dovenmuehle Mortgage Inc
 P O BOX 7168
 PASADENA CA 91109-7168



001781654701788540170337130901100

Recording Requested by:
Orange Coast Title

2

RECORDING REQUESTED BY:
TEAM ESCROW, INC.
Order No. 350-1087003-11
Escrow No. 09-32104-SH
Parcel No. 5090-034-001



mail tax statements
AND WHEN RECORDED MAIL TO:

JOOHAE JUNG
895 CRENSHAW BLVD.
LOS ANGELES, CA 90005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

(44)

GRANT DEED

(80)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$792.00 and CITY \$3,240.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, YI MO KANG, a married man as his sole and separate property.

hereby GRANT(S) to JOOHAE JUNG, a married woman as her sole and separate property.

the following described real property in the County of Los Angeles, State of California:

Lot 15 in Block 14 of Boulevard Heights, in the city of Los Angeles, county of Los Angeles, state of California, as shown by map on file in book 7, page 141 of maps, in the office of the county recorder of Los Angeles county, California.

Date June 1, 2009
[Signature]
YI MO KANG

STATE OF CALIFORNIA }
 } S.S.
COUNTY OF Los Angeles }

On September 16, 2009, before me, Hannah Kang, a notary public in and for said State, personally appeared YI MO KANG who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (he)/she/they executed the same in (his)/her/their authorized capacity(ies), and that by (his)/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

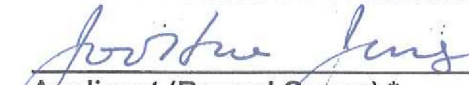
WITNESS my hand and official seal.
Signature *[Signature]* (Seal)



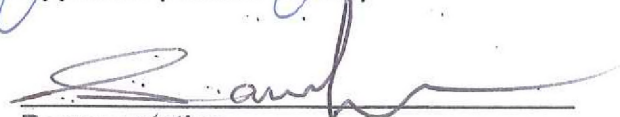
1087003-11

14F

THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Applicant (Record Owner) *

3/1/2010
Date


Representative

3/4/2010
Date

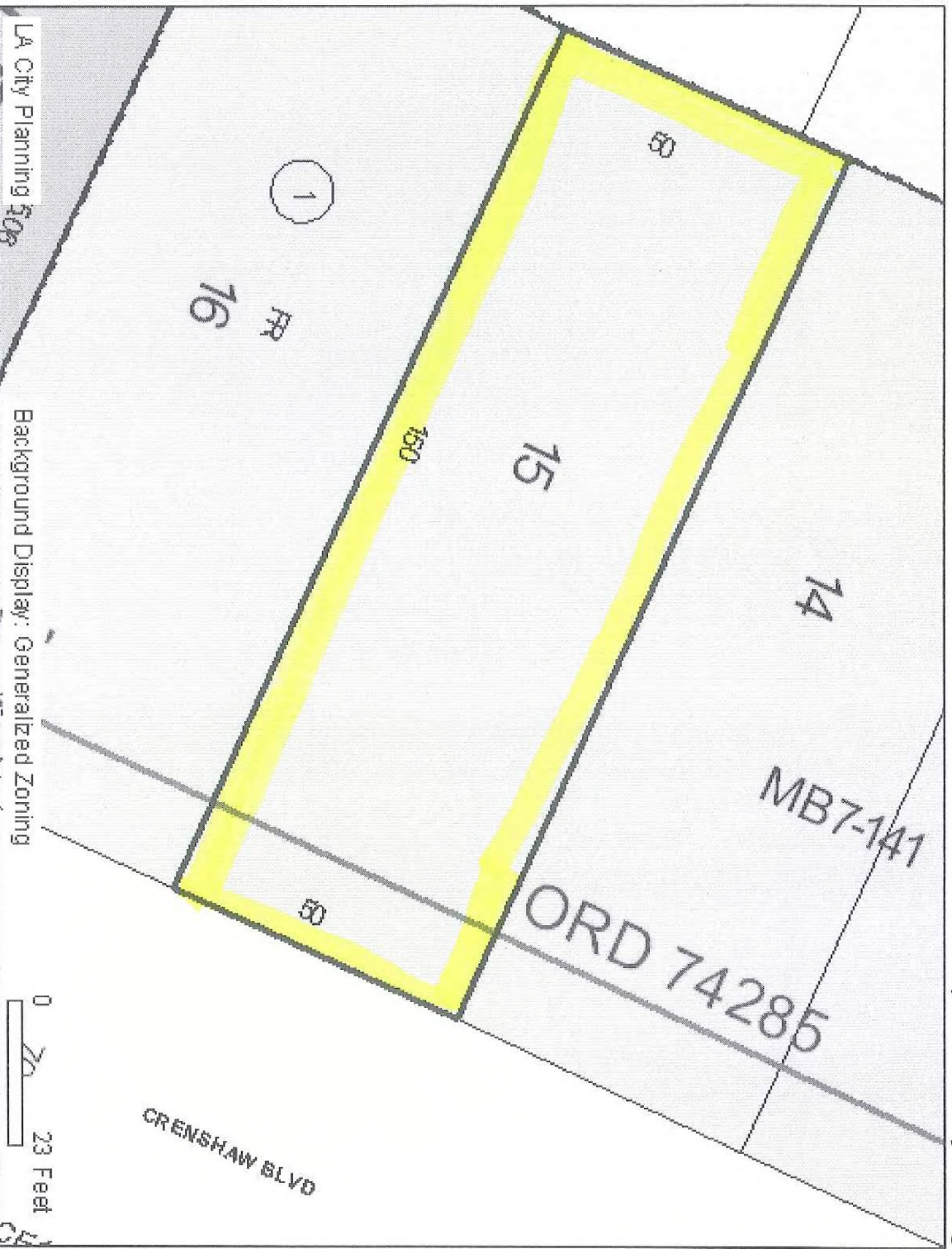
* Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.

Note: A Master Land Use Application is not required.

ZIMAS INTERNET

02/27/2010

City of Los Angeles
Department of City Planning



Generalized Zoning

- OS
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
- ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
- CM, MR, CCS, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE

City of Los Angeles
Department of City Planning

Address: 895 S CRENSHAW BLVD
APN: 5090034001
PIN #: 132B189 793

Tract: BOULEVARD HEIGHTS
Block: 14
Lot: 15
Arb: None

Zoning: R3-1
General Plan: Medium Residential

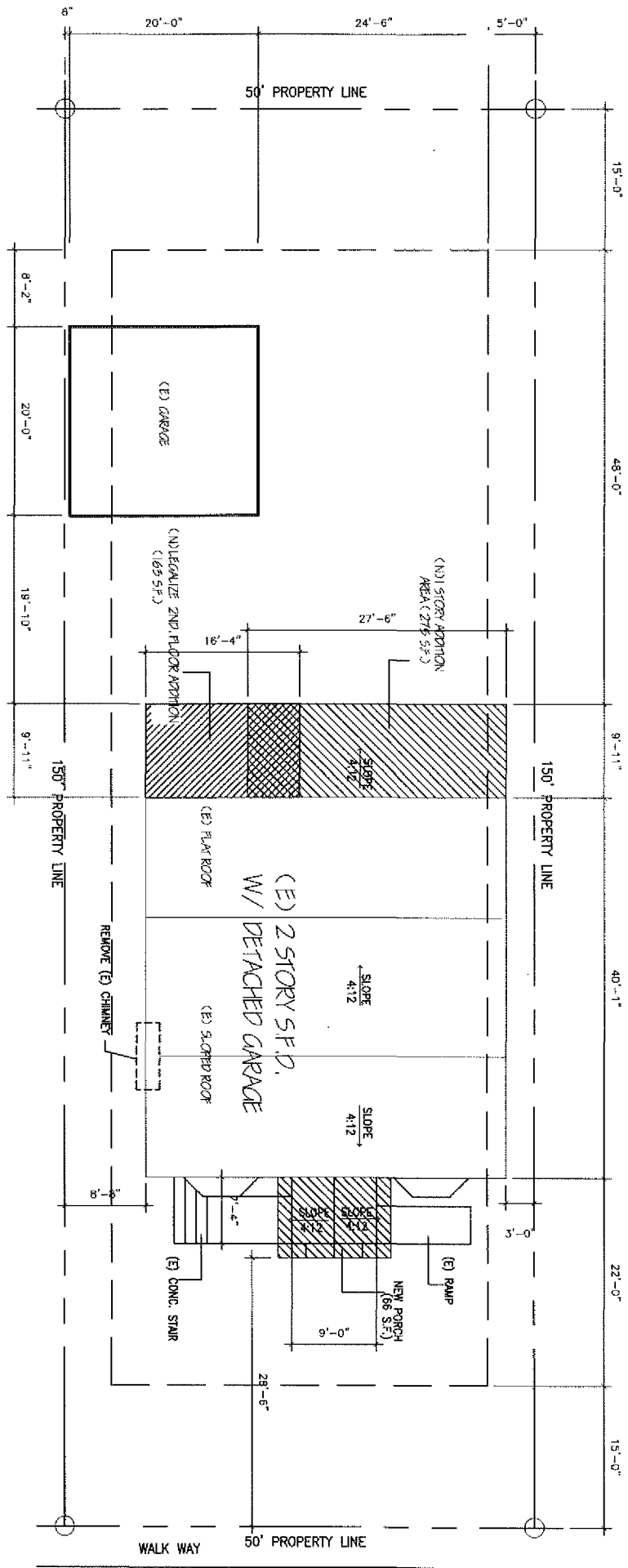
Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



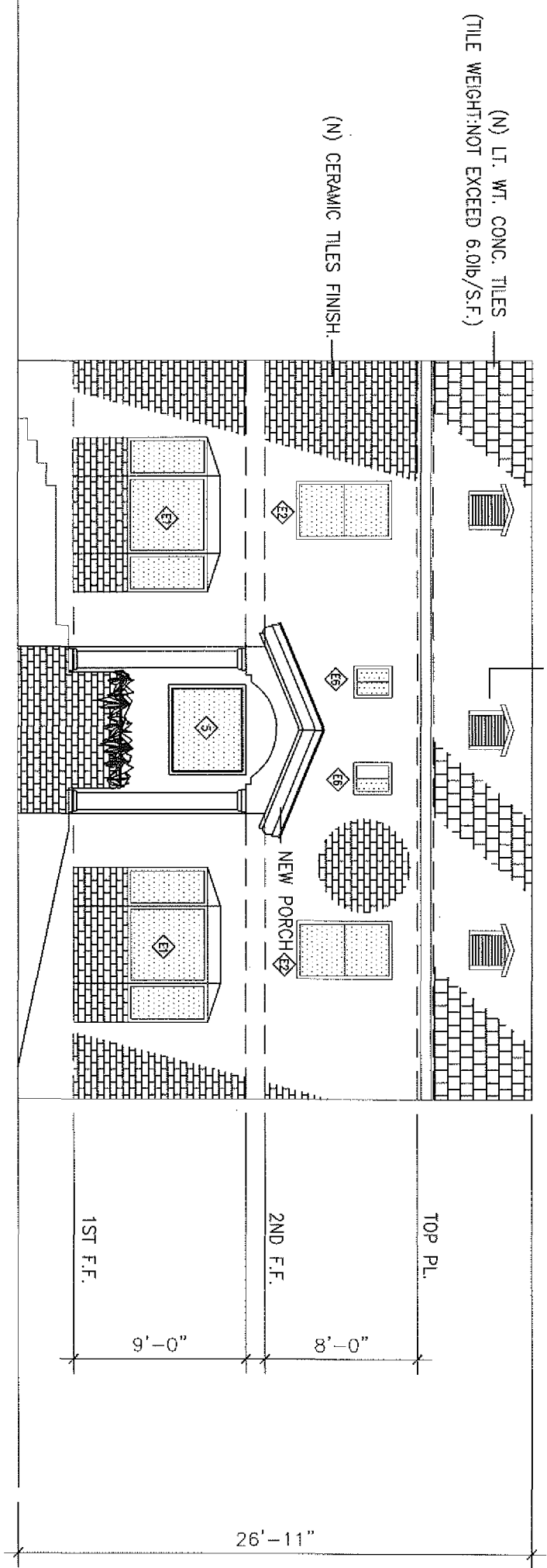


1 SITE PLAN
 A-1 SCALE: 1/8" = 1'-0"



PROPERTY LINE
 SETBACK LINE
 ADDITION AREA

CRENSHAW BLVD.



2
A-3

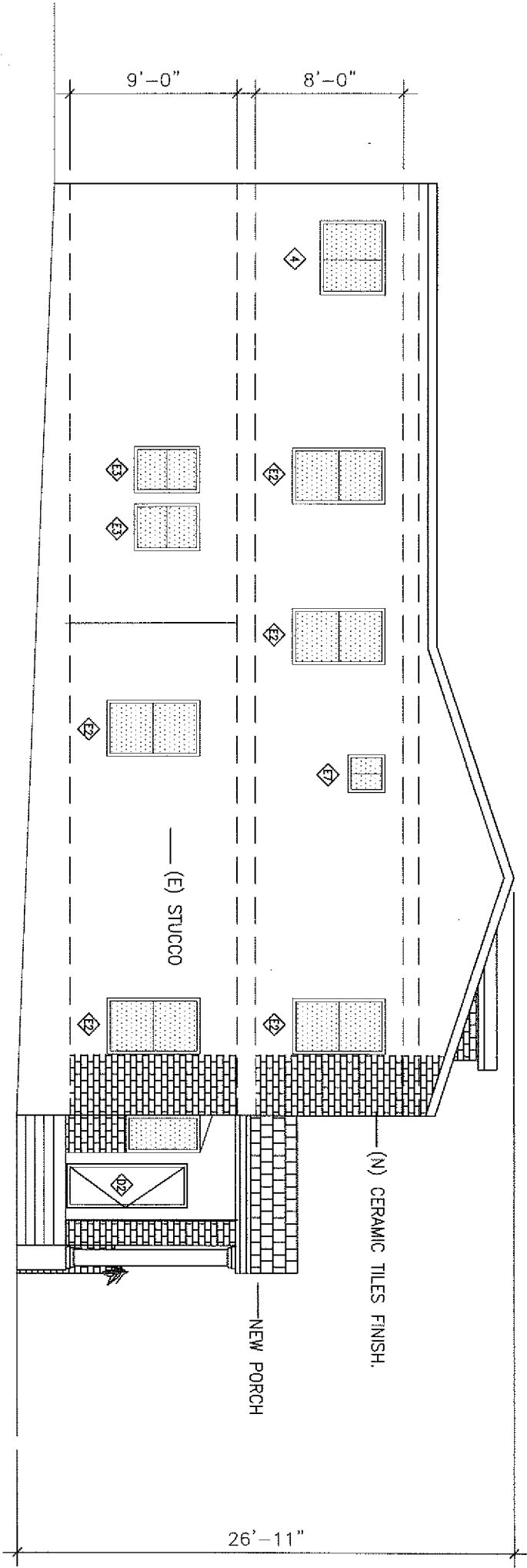
EAST ELEVATION

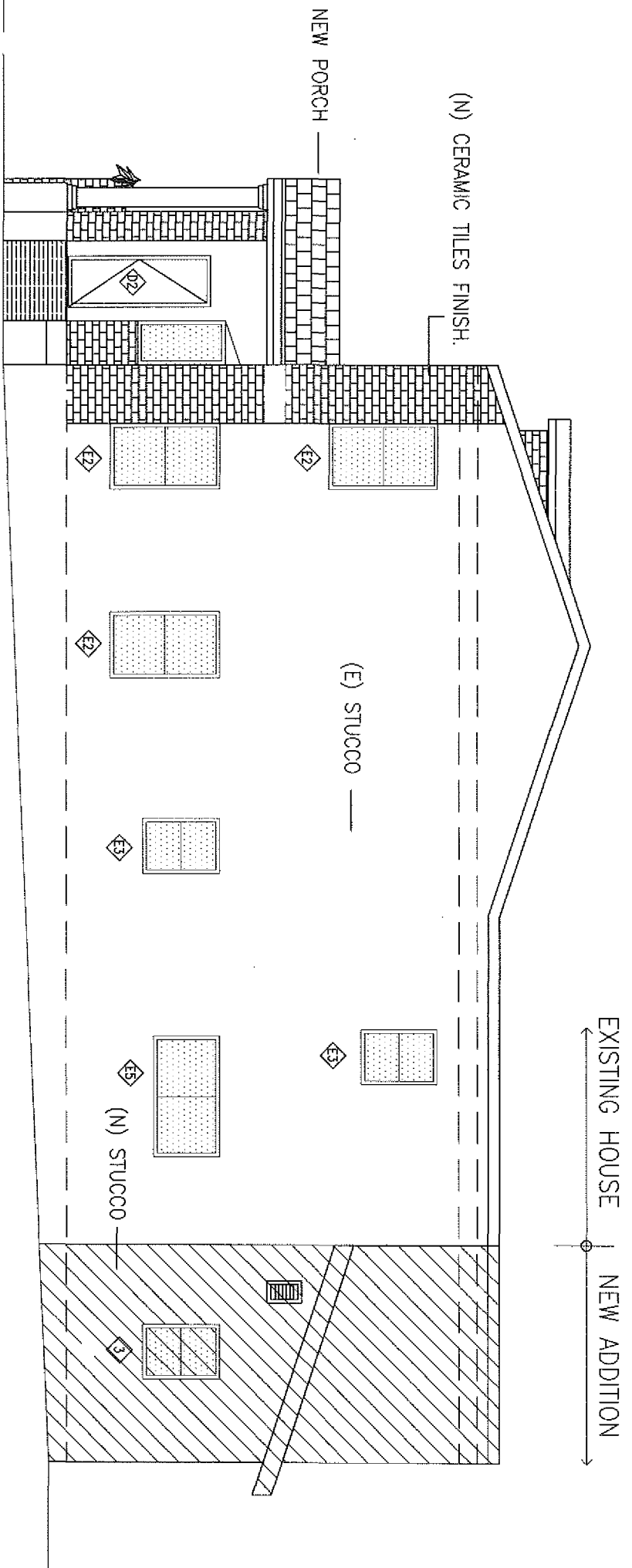
SCALE: 1/8" = 1'-0"

1
A-3

SOUTH ELEVATION

SCALE : 1/8" = 1'-0"





EXISTING HOUSE | NEW ADDITION

(N) CERAMIC TILES FINISH.

NEW PORCH

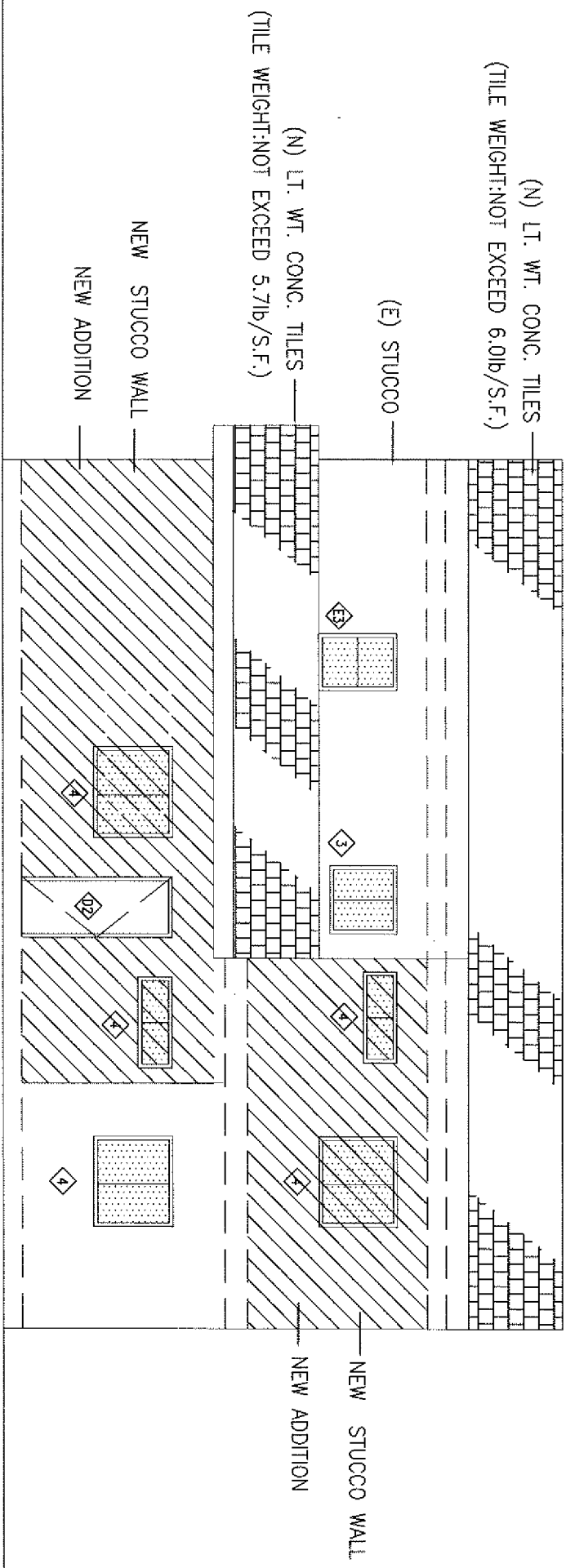
(E) STUCCO

(N) STUCCO

NORTH ELEVATION

3
A-3

SCALE : 1/8" = 1'-0"



WEST ELEVATION

4
A-3

SCALE : 1/8" = 1'-0"



