

HARDSHIP EXEMPTION APPLICATION

CD4

ICO Area:	Council File No.: 10-0291-S1
Interim Control Ordinance No.: OAKS D LIMITATIONS 181136	Additional Interim Control Ordinance No.:
Effective Date: MARCH 25, 2015	

Applicant (Record Owner): DANIEL PIPSKI AND ERIN ZIMRING	Telephone: DANIEL [REDACTED] ERIN [REDACTED]
Applicant Mailing Address: LOS ANGELES 90068 5812 SPRING OAK DRIVE	Email Address: [REDACTED] [REDACTED]
Applicant's Representative: MARDA ZIMRING	Telephone: 561 715-5889
Representative's Mailing Address: [REDACTED] [REDACTED]	Email Address: [REDACTED]

Property Address: 5812 SPRING OAK DRIVE LOS ANGELES CA 90068	Lot Area (sq. ft.): 5044.7
Legal Description:	Structure/Building Construction Date: 1938
Existing Zone (ZIMAS): R1	Permit History (Include Permit Numbers):
Existing Land Use Designation (From City Planning Department): RESIDENTIAL	

Note: The Department of City Planning Master Land Use Application is not required.

Describe Current Use (Include size in square feet, height, ancillary structures such as garages, etc.):

ATTACHED

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

ATTACHED

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.)

ATTACHED

Note: The Department of City Planning Master Land Use Application is not required.

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

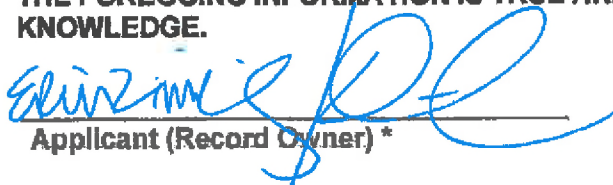
In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a map showing the location and boundaries of the property for which the exemption is being requested.
- 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. _____ and Submittal Date _____.
- 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.

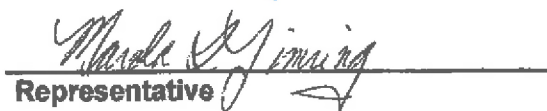
NOTICE OF PUBLIC HEARING

The City Council may hold a public hearing on a hardship exemption application. Upon notification that a public hearing has been scheduled, the applicant shall notify the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days before the date of the hearing. Notice of the public hearing shall also be posted by the applicant in a conspicuous place on the subject property at least ten days before the date of the hearing. The applicant shall provide proof of such notice at the time of the hearing in the form of a sworn declaration or affidavit. Failure to provide such proof shall be grounds to deny the hardship exemption application.

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


Applicant (Record Owner) *

1/24/16
Date

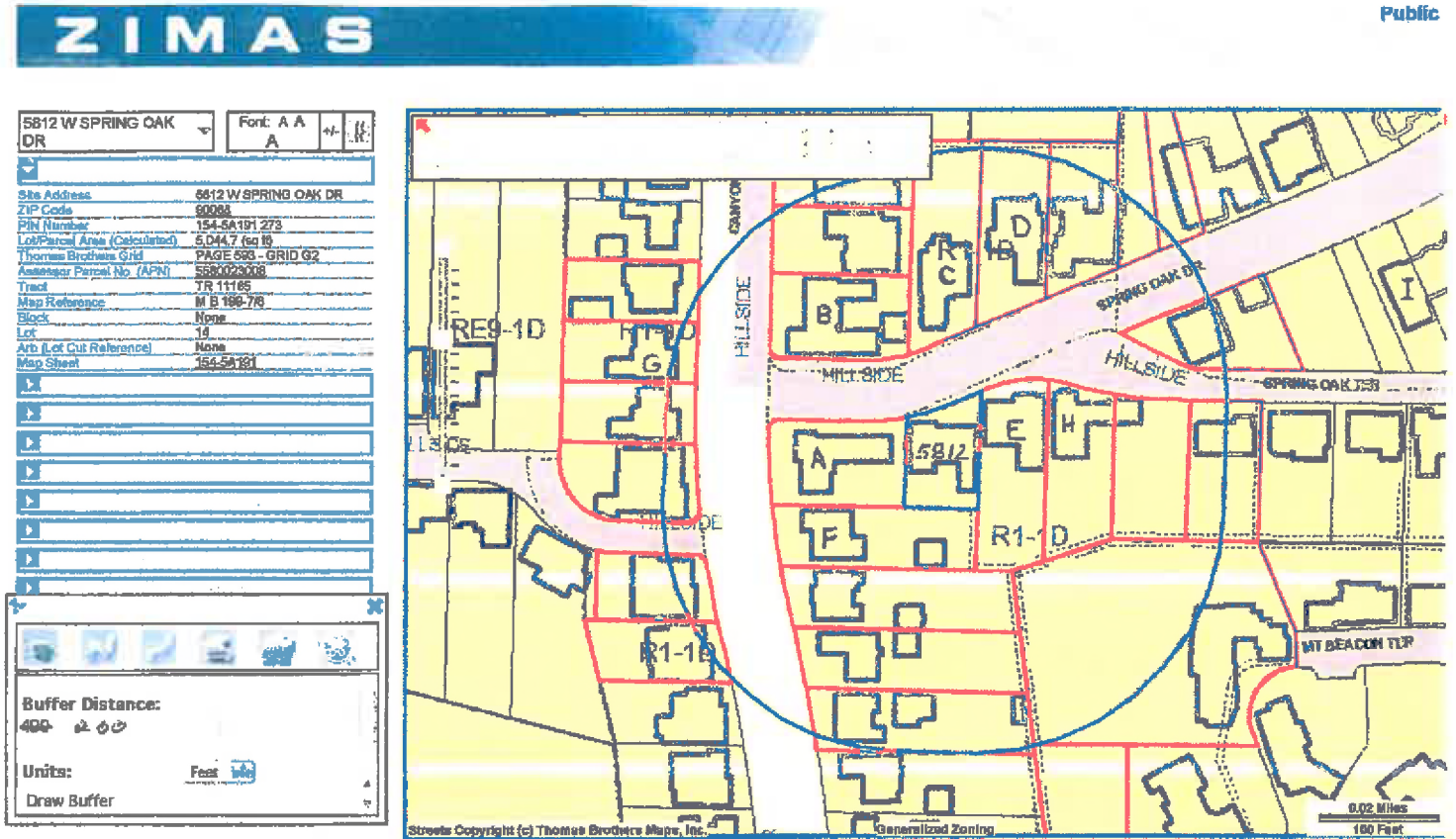

Representative

12/26/15
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.

5812 SPRING OAK DRIVE AND ADJACENT PROPERTIES

Public



Letters of support from adjacent neighbors A-F* and additional neighbors G, H, I are attached:

A David Mackay, 2544 Canyon Drive

***B** The neighbor at this home on Canyon Drive would not open the door and speak to Erin and Daniel. Please find attached pictures taken from the front of this home on Canyon Drive and from the side on Spring Oak Drive toward the subject home. From the front 5812 is not visible; from the side all but the front door of 5812 is covered by trees. The other homes in the picture are not the subject home.

C Tom T. Uyeno, 5813 Spring Oak Drive

D Steven Robman, 5807 Spring Oak Drive

E Marc Levenstein, 5806 Spring Oak Drive

F Peter Ziegler, 2536 Canyon Drive

G Jordan Neiman, 2553 Canyon Drive

H Joan Schwartz, 5800 Spring Oak Drive

I Nanci Ellis, 5730 Spring Oak Drive

January 28, 2016

Daniel Pipski & Erin Zimring
5812 Spring Oak Dr.
Los Angeles, CA 90068

Office Of The City Clerk,

Enclosed please find our application for a hardship exemption for a prospective construction project we'd like to commence on our family home at 5812 Spring Oak Dr. Please do not hesitate to call on us if any further information is necessary. We greatly appreciate your time and consideration.

All best,



Daniel Pipski

[REDACTED]
[REDACTED]

Current Use

This is a single family home built in 1938 in the Oaks neighborhood. [REDACTED]

[REDACTED] and Daniel Pipski have lived there for nine years. [REDACTED]

[REDACTED]

The home (without attached garage) is 2,116 SF.

The lot is 5,044.7 SF

The lot slope is less than 45%

The height of the western portion of the home is 21 feet; the height of the eastern portion of the home where the second floor will be added is 24 feet.

Sketch of home footprint and photos are attached.

Proposed Project and Use

The use remains the same.

The Los Angeles Baseline Hillside Ordinance allows the proposed 500 SF addition to the home by right. However, the Interim Control Ordinance, also known as the Oaks D Limitations, further restricts the addition to 400 SF. An exemption for only 100 SF is being sought in this hardship exemption application. The proposed 500 SF would include a 421 SF master bedroom suite as a second floor over the eastern (lower) portion of the home. The remaining 79 SF would be on the first floor in an area already enclosed on three sides, part of the existing roofed rear porch. Renovations of the existing kitchen, dining room, laundry area on the first floor will also be made.

The addition will increase the existing 21 foot height to 24 feet. An increase of only 3 feet for the overall height of the home.

The addition will be designed to preserve the existing style of the home by Koffka-Phakos, an architectural firm that has done highly regarded preservation work in the Oaks neighborhood. The addition could be built regardless of the granting of this exemption. The 100 SF exemption would allow a larger master bedroom, increasing the depth of the room by less than 7 feet. The street view of the home would be exactly the same. The street view of the second floor addition will be blocked by the existing large trees.

Dimensioned floor plan and elevation sketches are attached.

Hardship Elements.

Erin Zimring and Daniel Pipski have lived at 5812 Spring Oak Drive [REDACTED] years [REDACTED]. [REDACTED]s [REDACTED] the bedroom for [REDACTED] the other, and that all [REDACTED] the [REDACTED] of an [REDACTED] [REDACTED] [REDACTED] and not share the [REDACTED] m

[REDACTED] The proposed addition would provide a master bedroom suite a half flight up the stairs from the existing bedrooms. Preliminary work on the house found that a second floor addition utilizing the home's existing staircase would require the least amount of additional space while providing the best floor plan. Any other configuration of an addition would require a new full staircase that is by code not included in floor area calculations, making the exemption request a minimal one.

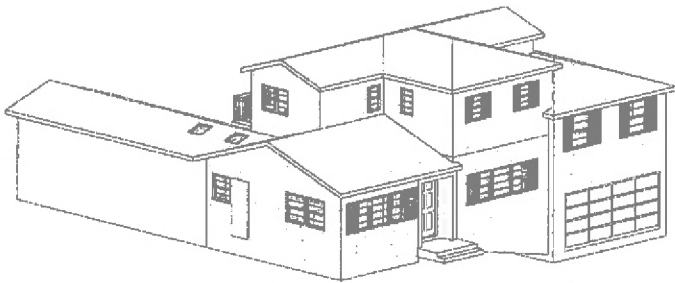
The proposed addition is a highly desirable alternative to moving for financial, educational and social reasons. The master bedroom suite, which is not large even with the granting of the exemption, is a large financial outlay by the owners that can economically be justified by the increased value of the home. Based on their research into existing homes for sale and the expert opinion of their architects, the size of the proposed bedroom suite is the minimal that would justify the expense. The additional 100 SF does not proportionally increase the immediate cost of the project to them. The costs of moving (moving costs, refinancing, decorating) would be prohibitive.

[REDACTED] and [REDACTED] are first graders enrolled at the children of the World Charter School in Hollywood. They live in close proximity to the school and hope to remain there through elementary school. A move out of the area would be an educational hardship.

Erin and Daniel love their neighborhood and many of their friends have bought homes close by. They enjoy the community of these friends and the ones they have made during the years they have lived in the Oaks.

The home is one of the smaller ones in the neighborhood, is on a lot with minimal slope, and conforms to existing regulations in all respects. The BHO allows 500 SF additions by right. The ICO restrictions were intended to thwart the proliferation of McMansions in established neighborhoods. The subject home clearly conforms to that intent. The pending proposed ICO articulation would allow at least a 20% bonus of 80 SF. In another year's time the exemption request would most likely be unnecessary. Unfortunately, this time frame does not work for the applicants.

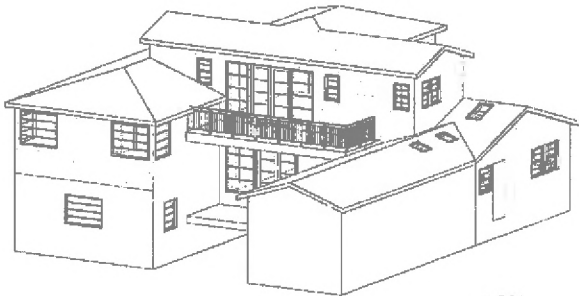
Adjacent property owners have signed the attached letters of support.



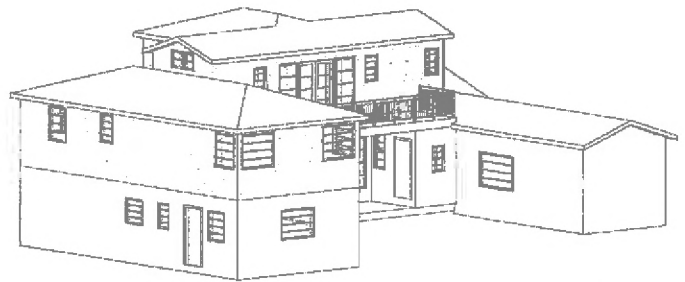
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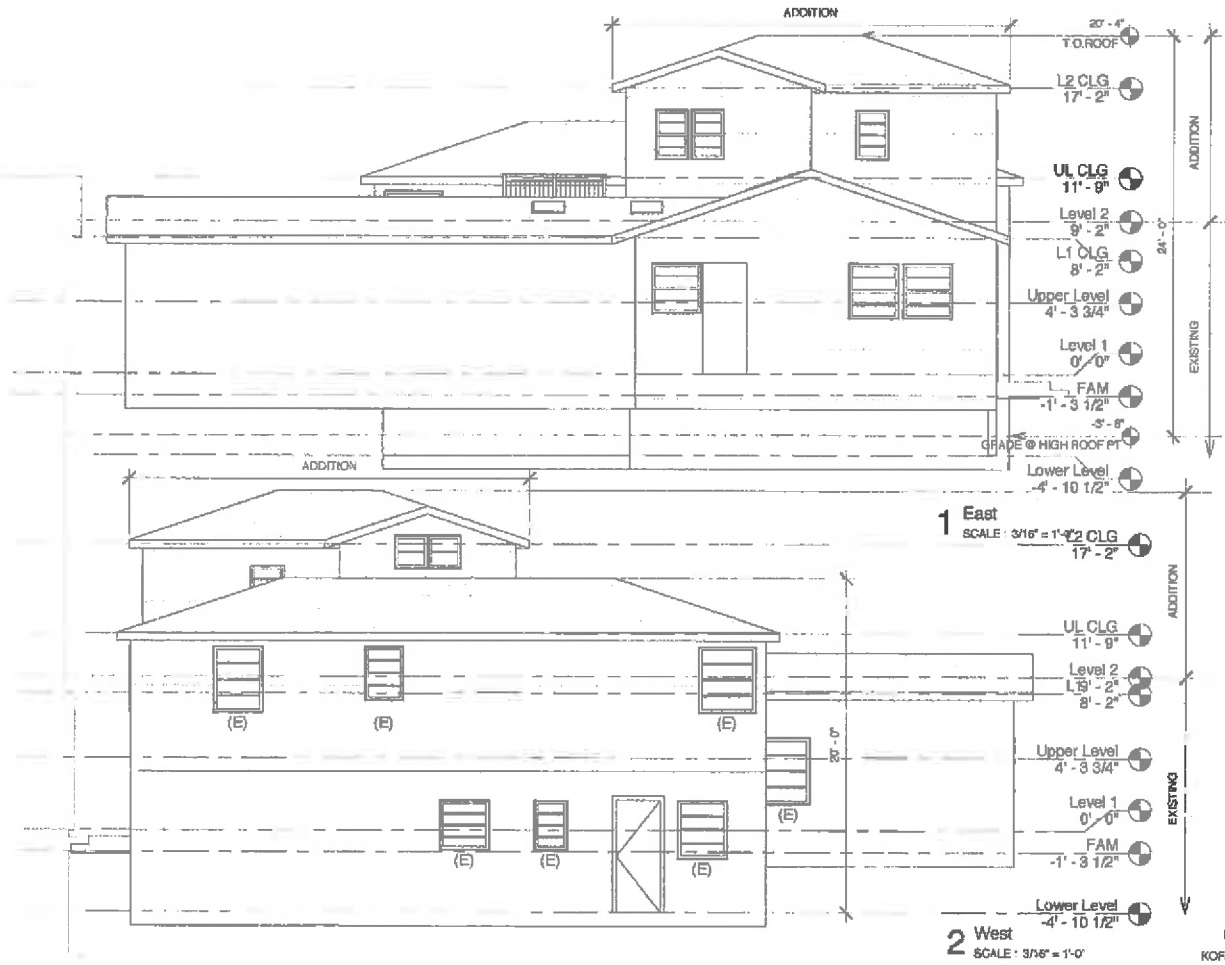
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4 3d 4
SCALE:

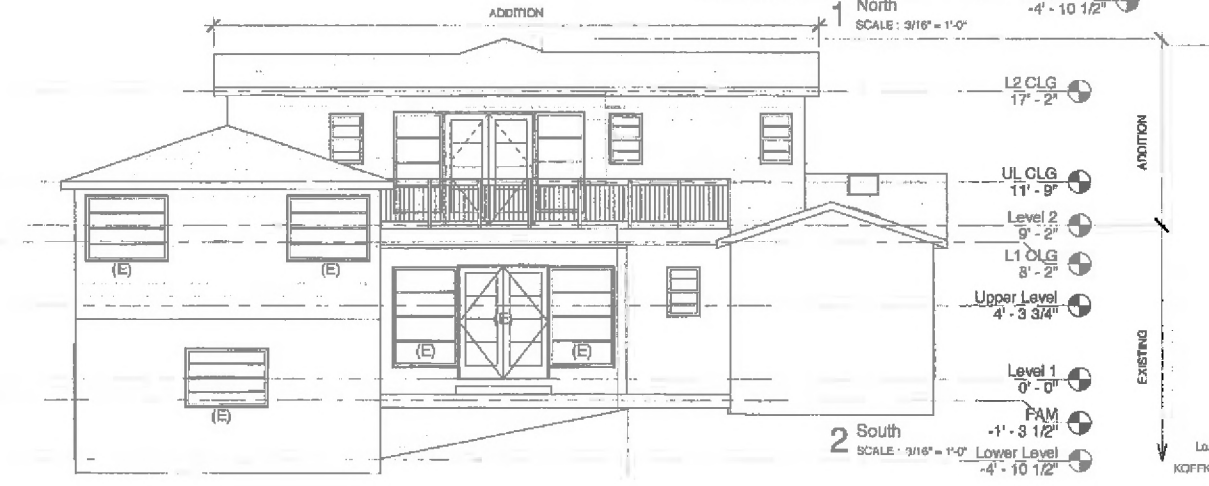


2 3d 2
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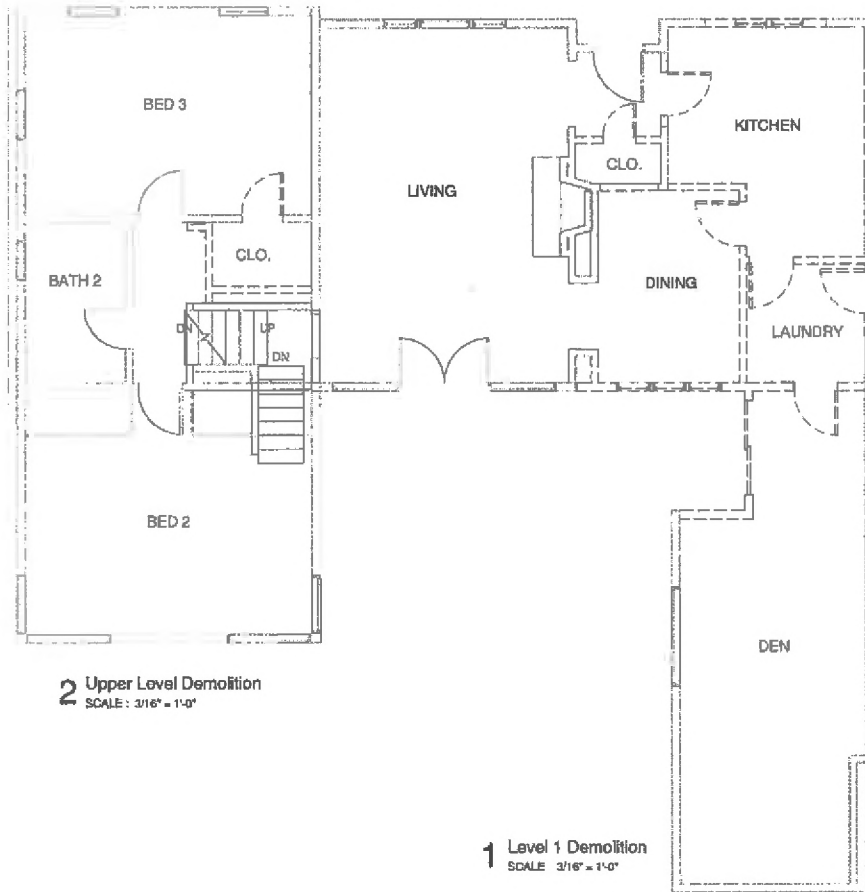
Pipstl Residence
Los Angeles, CA 90088
KOFFKA/PHAROS DESIGN

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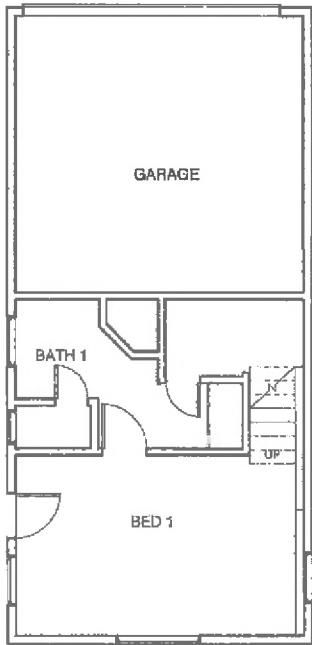
Pipetti Residence
 Los Angeles, CA 90068
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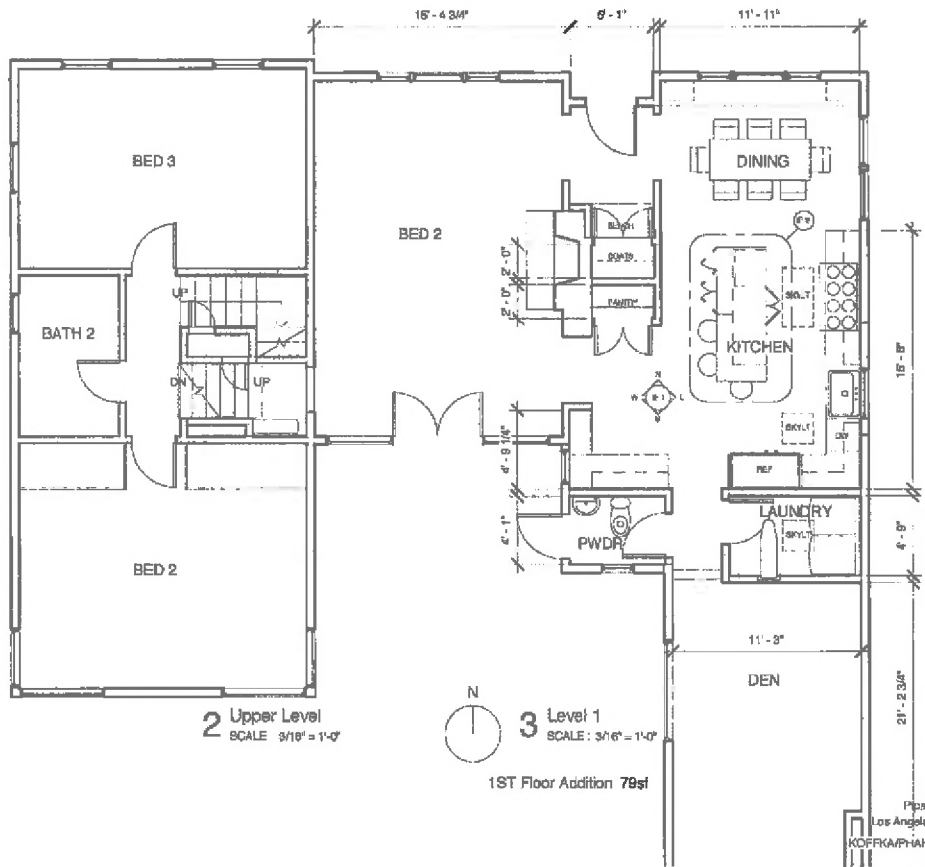


2 Upper Level Demolition
SCALE: 3/16" = 1'-0"

1 Level 1 Demolition
SCALE: 3/16" = 1'-0"



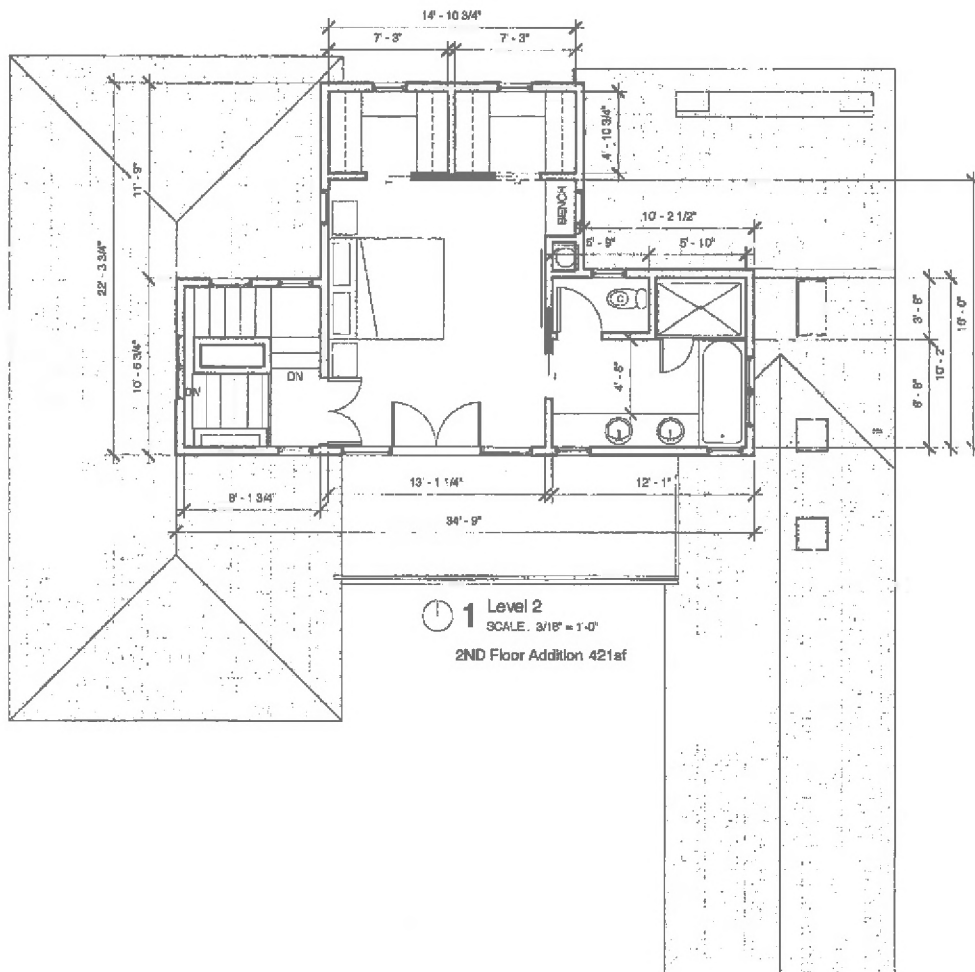
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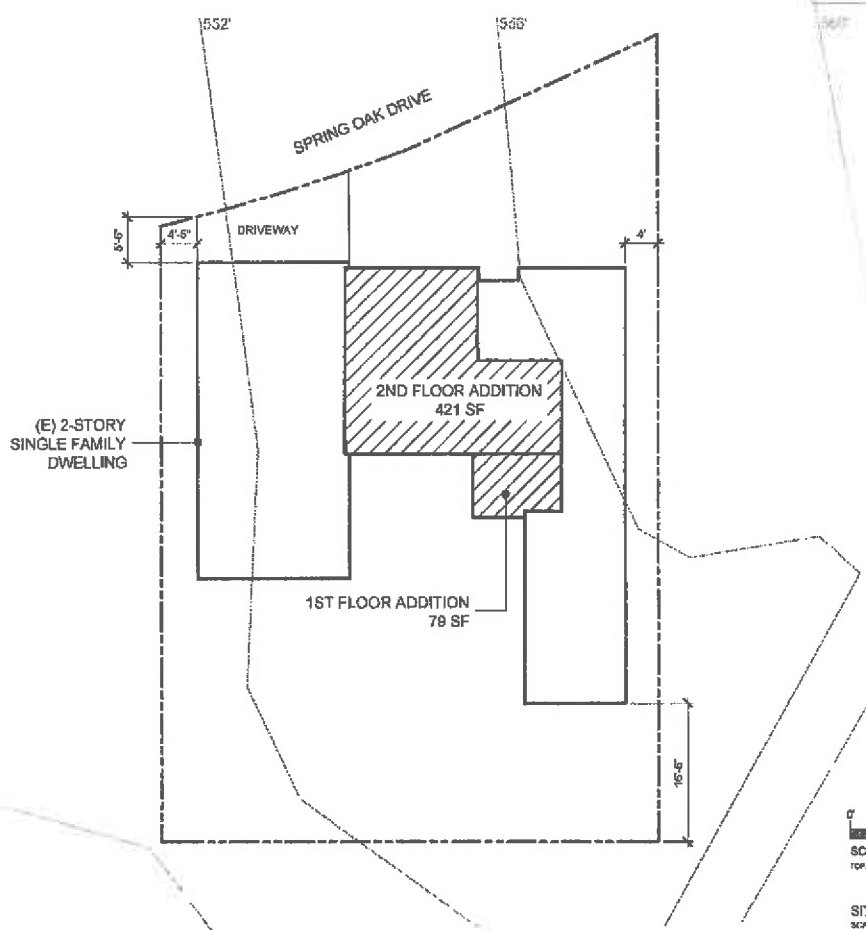


2 Upper Level
SCALE: 3/16" = 1'-0"

3 Level 1
SCALE: 3/16" = 1'-0"

1ST Floor Addition 79sq





NORTH

0' 5' 10' 20'

SCALE
TOPO LINES FROM NAVIGATE LA

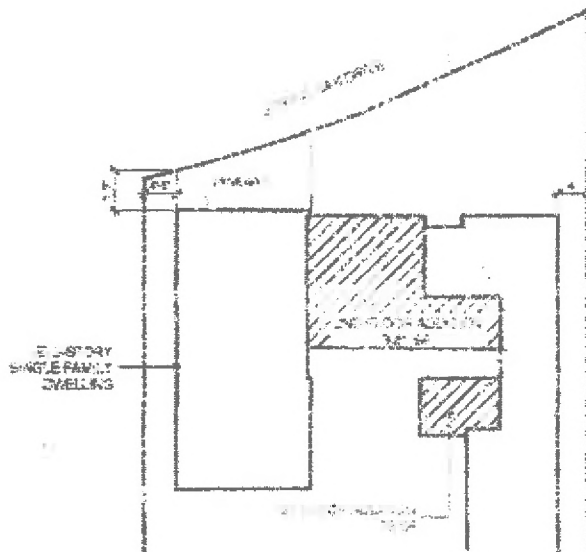
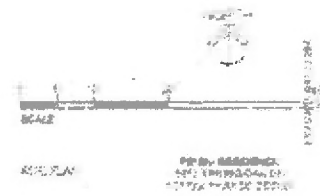
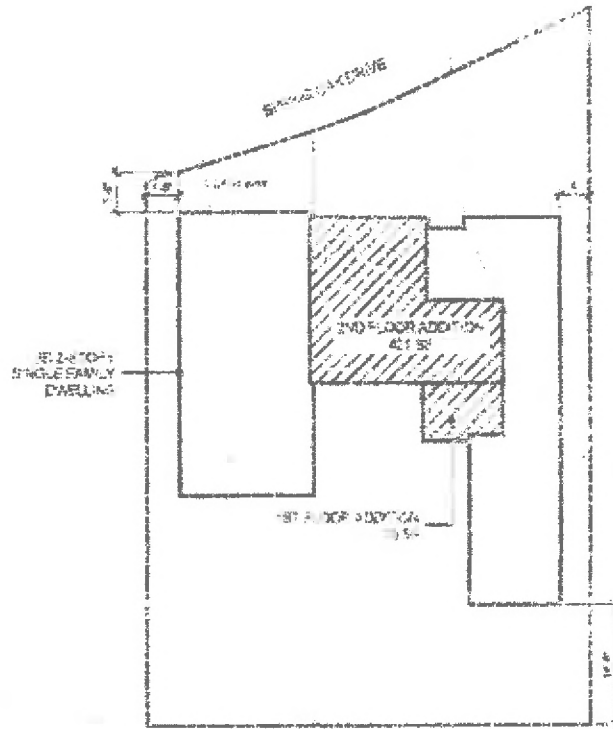
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SITE PLAN
SCALE 3/32" = 1'-0"

PIPSW RESIDENCE
5312 SPRING OAK DR
KOFFKA PHAKOS DESIGN

COMPARISON OF THE SECOND FLOOR WITH APPROVAL OF THE
HARDSHIP EXEMPTION (421 SF) AND WITHOUT (321 SF)

THE FIRST FLOOR PLAN WOULD REMAIN THE SAME (79 SF)

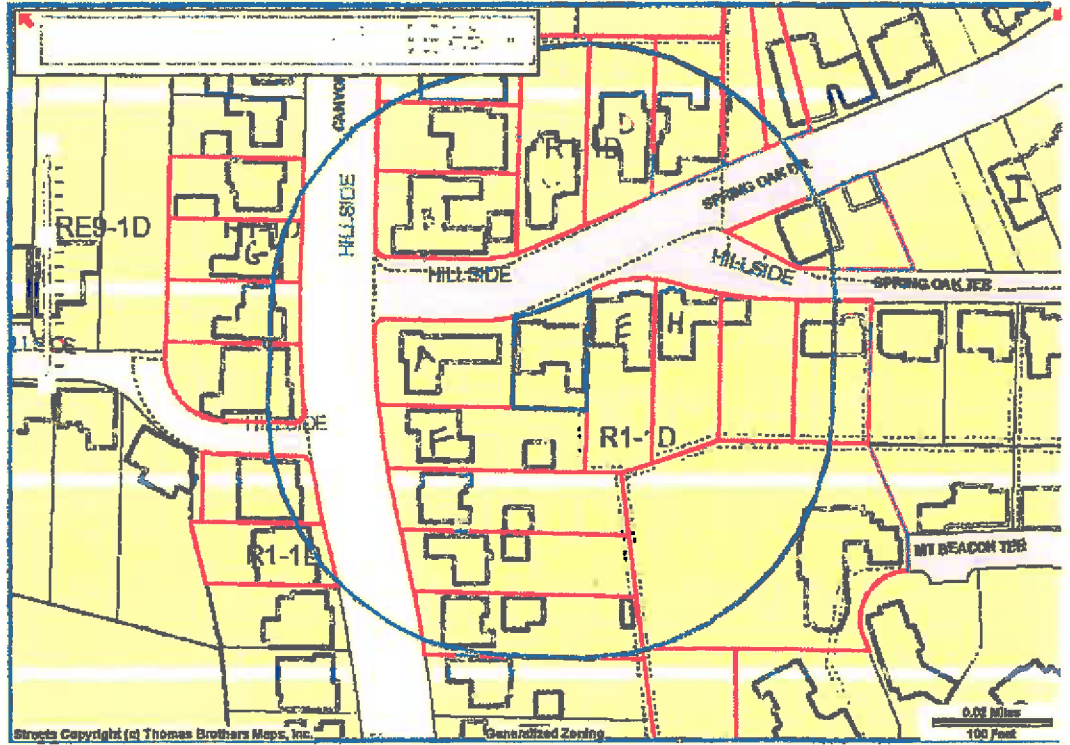


5812 W SPRING OAK DR
Font: A A

Site Address: 5812 W SPRING OAK DR
ZIP Code: 90088
PIN Number: 154-5A191.273
Lot/Paved Area (Calculated): 5,044.7 (sq ft)
Thomas Brothers Grid: PAGE 589 - GRID G2
Assessor Parcel No. (APN): 8880023008
Tract: TR 11168
Map Reference: MB 199-78
Block: None
Lot: 14
Arb Lot Out Reference: None
Map Street: 154-5A191

Buffer Distance:
499' 0.00'

Units: Feet
Draw Buffer



ZIMAS
2011
31
21

870

NET

870


Originals

My neighbors, Erin Zimring & Daniel Pipski, have explained to me the proposed addition to their home at 5812 Spring Oak Dr. I understand that an exemption from the Oaks Homeowners Association is required for them to obtain approval for any square footage beyond 400sf. I understand Erin and Daniel are asking for an exemption for an additional 100sf. This is to verify my support for their exemption.

Dawn Mackay
NAME

2544 Canyon Drive
ADDRESS LA CA 90068

12/6/15
DATE


SIGNATURE

C

My neighbors, Erin Zimring & Daniel Pipski, have explained to me the proposed addition to their home at 5812 Spring Oak Dr. I understand that an exemption from the Oaks Homeowners Association is required for them to obtain approval for any square footage beyond 400sf. I understand Erin and Daniel are asking for an exemption for an additional 100sf. This is to verify my support for their exemption.

TOM. T. LYENLO

NAME

5813 SPRING OAK DR

ADDRESS

12-6-2015

DATE

Yamoni Lipno

SIGNATURE

L

My neighbors, Erin Zimring & Daniel Pipski, have explained to me the proposed addition to their home at 5812 Spring Oak Dr. I understand that an exemption from the Oaks Homeowners Association is required for them to obtain approval for any square footage beyond 400sf. I understand Erin and Daniel are asking for an exemption for an additional 100sf. This is to verify my support for their exemption.

Steven Robman

NAME

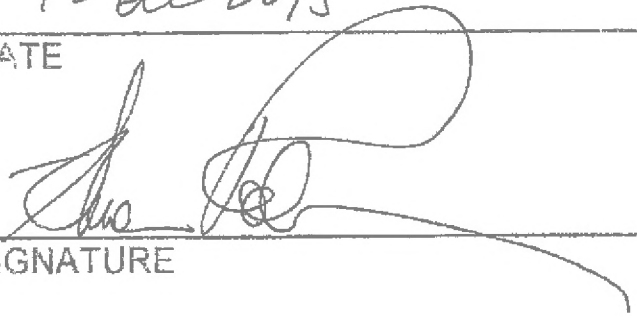
5807 Spring Oak Drive

ADDRESS

12 Dec 2015

DATE

SIGNATURE

A large, stylized handwritten signature in black ink, appearing to read 'Steven Robman', written over a horizontal line.

My neighbors, Erin Zimring & Daniel Pipski, have explained to me the proposed addition to their home at 5812 Spring Oak Dr. I understand that an exemption from the Oaks Homeowners Association is required for them to obtain approval for any square footage beyond 400sf. I understand Erin and Daniel are asking for an exemption for an additional 100sf. This is to verify my support for their exemption.

Marc Levenstein
NAME

5806 SPRING OAK DR
ADDRESS

12/6/2015
DATE

Marc Levenstein
SIGNATURE

F

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PETER F. ZIEGLER

NAME

2536 CANYON DRIVE
LA CA 90068

ADDRESS

12/15/15

DATE



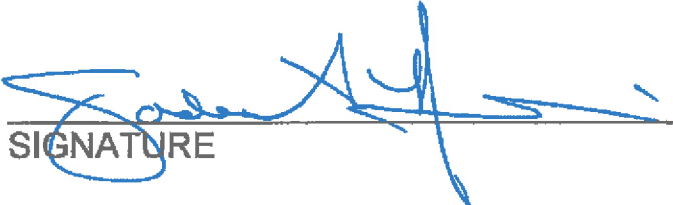
SIGNATURE

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JORDAN NEIMAN
NAME

2553 CANYON DR
ADDRESS

12 / 6 / 15
DATE

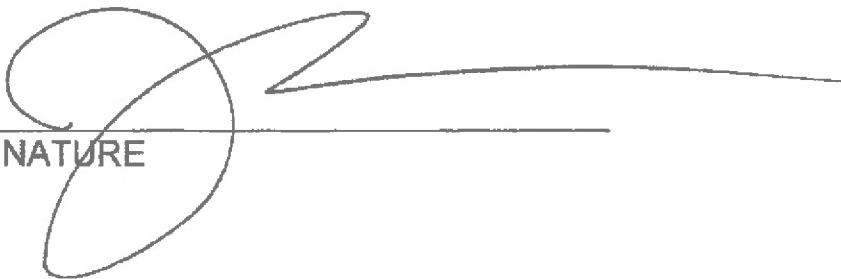

SIGNATURE

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John Schwartz
NAME

5800 Spring Oak Terrace LA, CA 90068
ADDRESS

12/3/2015
DATE



SIGNATURE

My neighbors, Erin Zimring & Daniel Pipski, have explained to me the proposed addition to their home at 5812 Spring Oak Dr. I understand that an exemption from the Oaks Homeowners Association is required for them to obtain approval for any square footage beyond 400sf. I understand Erin and Daniel are asking for an exemption for an additional 100sf. This is to verify my support for their exemption.

Nanci Ellis
NAME

5730 Spring Oak Drive
ADDRESS

12/6/15
DATE


SIGNATURE