



# Exception

303 E. Emma



# Background

- An existing, < 50 year old garage would be removed for a proposed garage/ADU
- Moratorium issued July 5



# Exception Criteria

- Criteria

- (i) Issuance of building permit is necessary to prevent undue, substantial hardship for the applicant
- (ii) Issuance of building permit will not affect the public interest or the purpose and reasons for this moratorium
- (iii) Issuance of building permit will be in accordance with all of the ordinances and regulations of the City of Lafayette as if the moratorium were not in effect

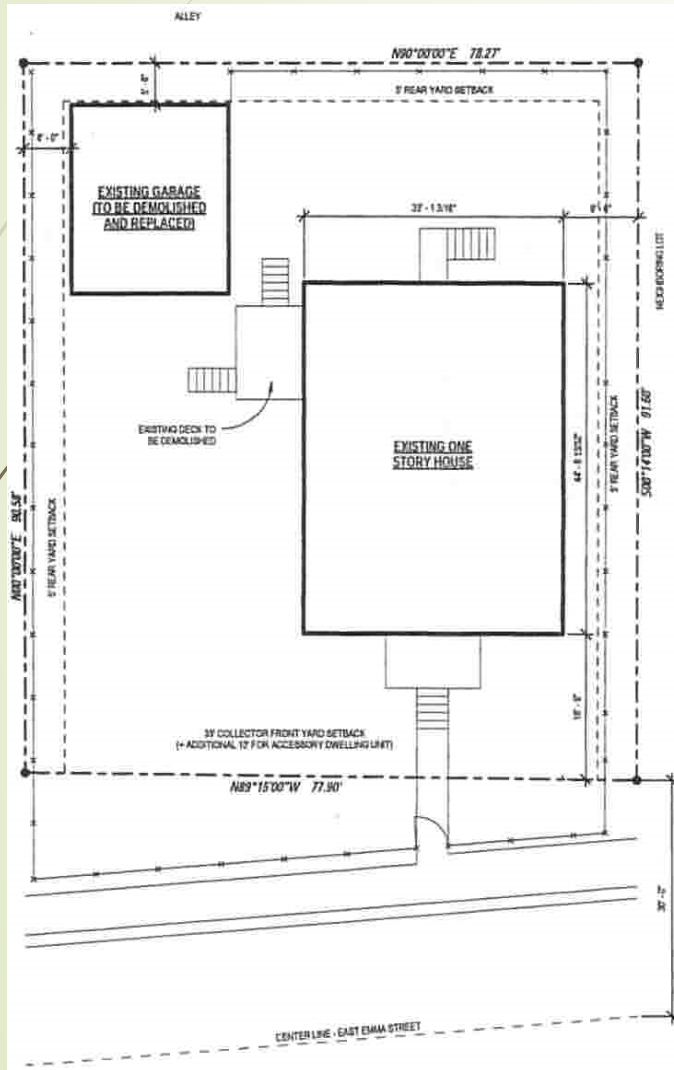


# Applicant's Request

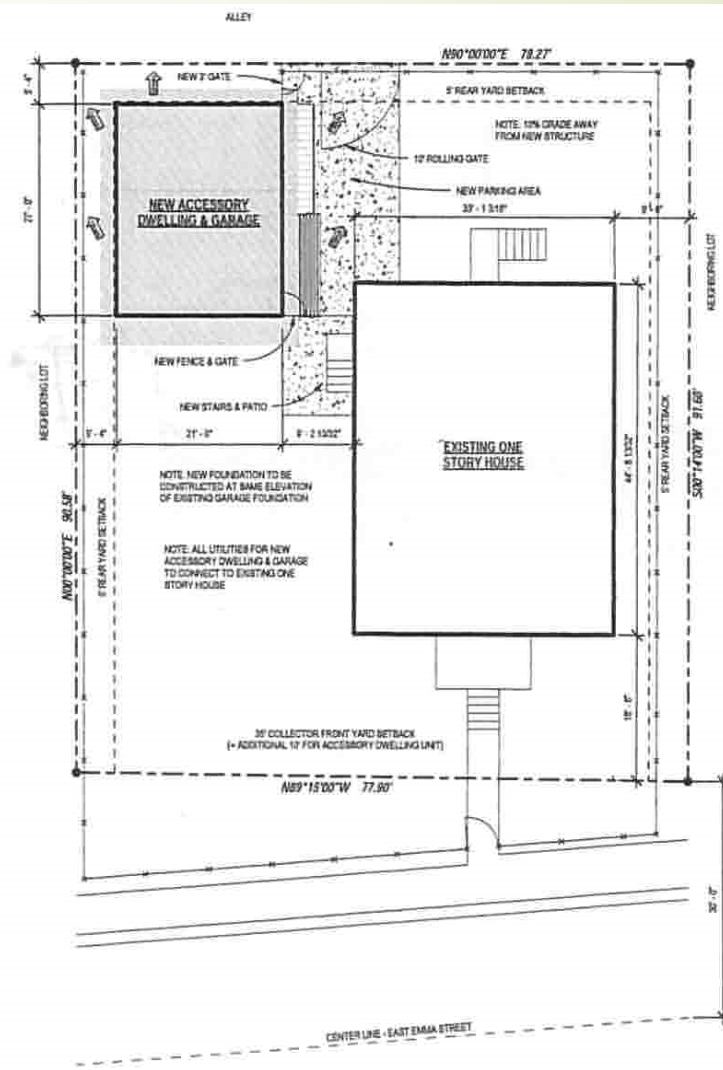
- Financial hardship.
  - Financing secured already. Carrying loan longer
  - Father moving into ADU now can't sell place until Fall
- Contractor scheduled. Now will be tough to reschedule
- May kill project if it doesn't comply with new Code

# Site Plan

Existing



EXISTING LOT COVERAGE	
EXISTING HOUSE	1,328 SF
EXISTING ACCESSORY	482 SF
TOTAL	1,810 SF
NEW LOT COVERAGE	
EXISTING HOUSE	1,328 SF
NEW ACCESSORY	667 SF
TOTAL	1,995 SF



Proposed



# Garage/ADU Elevations





# Meets Existing Code?

- ▶ Garage/Accessory Dwelling Unit
  - ▶ Appears to. May have lot coverage issues



# Meets “Spirit” of New Code

- ▶ Garage/Accessory Dwelling Unit
  - ▶ Setback or “too close to the house with ADU” issue given proposed building size
  - ▶ Lot Coverage closer to 30% than 25%