



Exception

504 E. Simpson



Background

- March, 2016 a demolition permit was issued for removing roof on garage and build an ADU
- Since it had been a year, another demo permit was applied for and approved in May, 2017
- 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

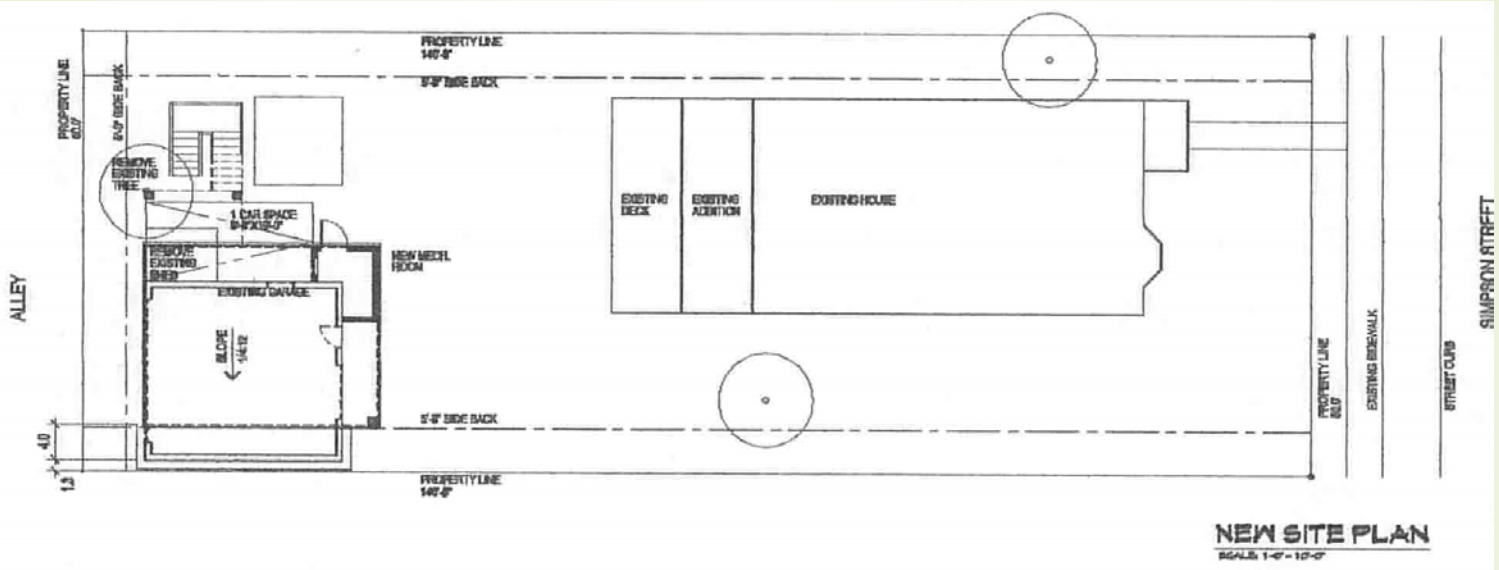


Applicant's Request

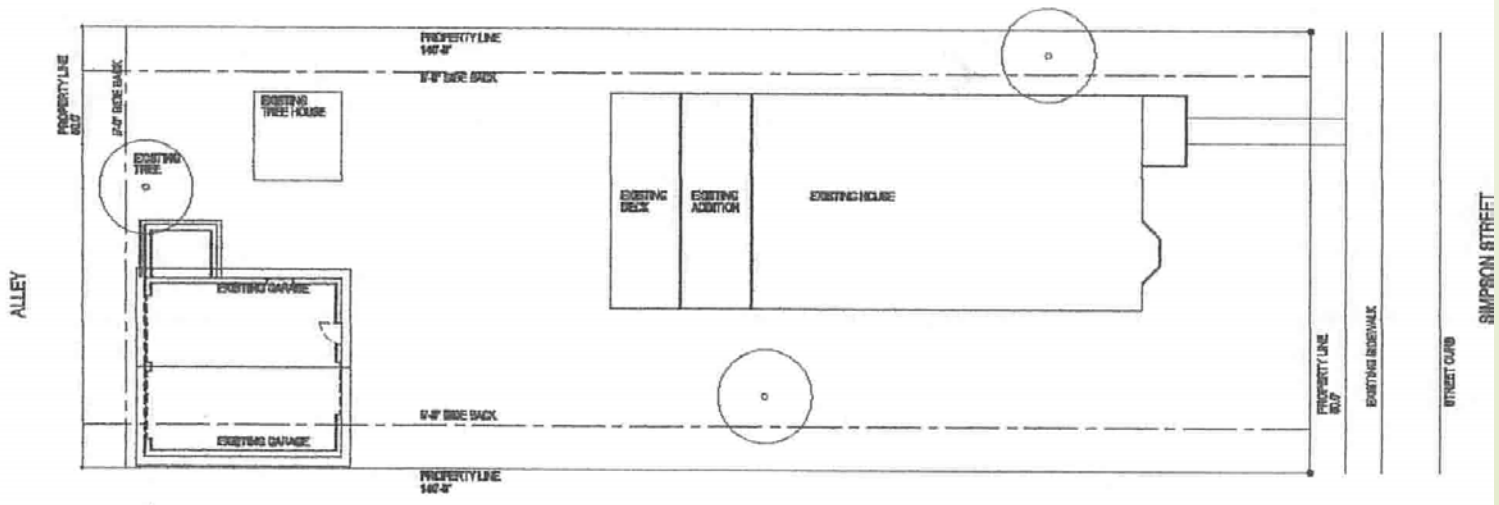
- Financial hardship. HELOC taken out for this project
- Process taken too long

Site Plan

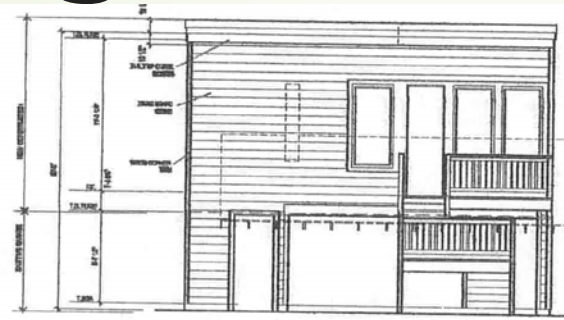
Proposed



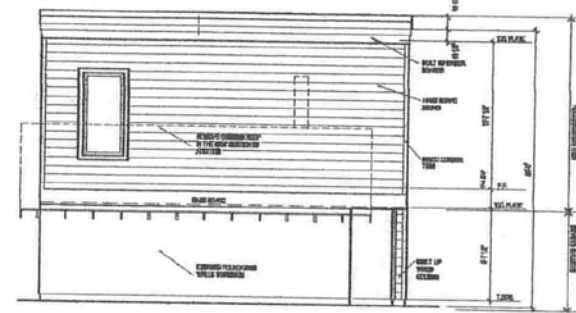
Existing



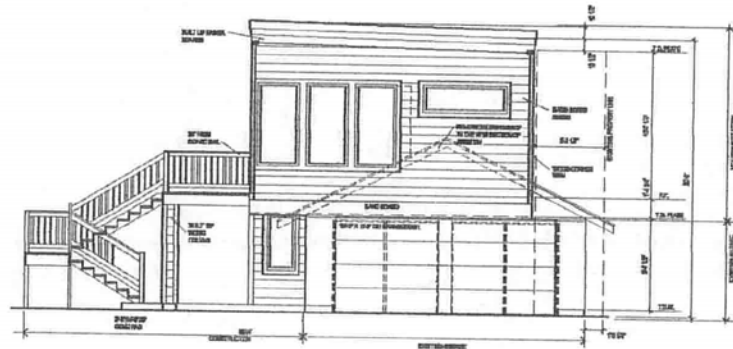
Garage/ADU Elevations



WEST ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION



Meets Existing Code?

- ▶ Garage/Accessory Dwelling Unit
 - ▶ Yes



Meets “Spirit” of New Code

- ▶ Garage/Accessory Dwelling Unit
 - ▶ Yes
 - ▶ Potential Code
 - ▶ Lot Coverage closer to 30% than 25%
 - ▶ 2 story structures require 10' setback. 5' proposed