

Rodriguez, Jane

From: steve & jane haderlein [haderlein@earthlink.net]
Sent: Monday, October 23, 2000 2:41 PM
To: Rodriguez, Jane
Cc: dmiller@ci.pasadena.ca.us
Subject: Request for Appeal

Ms. Rodriguez:

I am requesting that Variance #11366 (location: 2257 Lambert Drive) be called up to the City Council for potential referral of the decision to the Board of Zoning Appeals. Thank you.

Steve Haderlein

10/30/2000 11/6/2000
7.A.(1)- 3.A.



PLANNING AND PERMITTING DEPARTMENT
PLANNING DIVISION

October 19, 2000

D.S. Ewing Architects, Inc.
723 East California Boulevard
Pasadena, CA 91106
Brian Cravens

RE: **Variance #11366**
2257 Lambert Drive
Council District #4

Dear Mr. Cravens,

Your application for a **Variance** project at **2257 Lambert Drive**, Zoned RS-6, was considered by the **Zoning Hearing Officer** on **Wednesday, October 18, 2000**. This was an application requesting the following:

VARIANCE - (): Addition of 469 Square Feet to Existing Single Family Residence that would exceed permitted Gross Floor Area.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Zoning Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided that the Variance be **granted** in accordance with submitted plans to the Zoning Hearing Officer and stamped **October 18, 2000**. The conditions listed in Attachment B were made a part of the approval.

In accordance with Section 17.80.050 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years from the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval might be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Section 17.104, any person affected or aggrieved by the decision of the Zoning Hearing Officer has the right to appeal this decision within ten days. The decision becomes effective on the eleventh day from the date of the decision. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The effective date of this case will be **Monday, October 31, 2000**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it is called for review to the Board of Zoning Appeals.

Any permits, which are necessary, may be issued to you by the Building Division on or after the effective date, which is the next working day following the appeal deadline. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this letter must be attached to all plans submitted for building permits.

This project has been determined to be Categorically Exempt (Class 3) from environmental review pursuant to the guidelines of the California Environmental Quality Act, CEQA Guidelines, [Section 15303], New Construction or Conversion of Small Structures.

Sincerely,



David Mercer
Zoning Hearing Officer

Enclosures: Attachment A, Attachment B

Xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement, File-2