

Project Description

The scope of work for this project is to obtain a Coastal permit and a Use permit to legalize 3 existing detached structures that were built without building and planning permits. As part of this process, we also intend to merge three lots into one lot (191-251-20, 191-251-06 & 191-251-21).

The first structure to be legalized is an existing 227.7 sq. ft. ADU that has a maximum height of +/-14'-4" above existing grade with a setback of 98'-8" from the front (north) property line, 77'-7 3/4" setback from the east side property line, 6'-5 3/4" west side property line and 124'-8 3/4" setback from the rear (south) property line.

The second detached structure is a 152.4 sq. ft. Art Studio that has a maximum height of +/-10'-9" above existing grade and a 101'-2 3/8" setback from the front (north) property line, 58'-0 3/4" setback from the east side property line, 28'-7 1/2" setback from the west side property line and 127'-0 3/8" setback from the rear (south) property line.

The third 156.25 sq. ft. detached structure is a storage structure with a maximum height above grade of +/-10'-9 1/2" above grade and a 139'-5 3/8" setback to the front (north) property line, 75'-2 1/8" setback to the east side property line, 12'-5" setback to the west side property line and 86'-5 1/4" setback to the rear (south) property line.

There are 5 additional small detached storage structures, all with footprints less than 120 sq. ft. and 15' in height on the property.

A new class 2 septic system is also being proposed as part of the coastal permit.