



## **NOTICE OF REQUEST FOR A NONCONFORMING CONSTRUCTION PERMIT**

Notice is hereby given that a Nonconforming Construction Permit (NCP) has been applied for to allow a 1,977-square-foot addition, 1,200-square-foot attached garage, and 800-square-foot covered porch and a remodel to an existing single-family residence. The property is currently developed with two single-family residence (Units 1 and 2) consistent with the requirements of the R-1 zone, except the nonconforming number of units and parking. Carlsbad Municipal Code (CMC) section 21.10.020, Table A, permits one-family dwellings to be constructed in the R-1 zone. Multiple dwellings are not allowed in the R-1 zone. However, the existing property is currently developed with two detached residences built in the 1940s. Therefore, the existing dwellings are nonconforming and are subject to Carlsbad Municipal Code (CMC) chapter 21.48, Nonconforming Lots, Structures and Uses. CMC Section 21.44.020, Table A, of the Carlsbad Municipal Code (CMC) requires that single-family residential residences provide two parking spaces within a 20' by 20' two-car garage or two separate one car garages measuring 12' by 20'. Unit 1 provides two 170-square-foot parking spaces in an area consistent with CMC Section 21.44.060(4), and Unit 2 will be conforming to this requirement by constructing the attached garage associated with this project. The project is on a property generally located at 4339 Park Drive, Carlsbad, California, and more particularly described as:

LOT 20 IN BLOCK E OF BELLAVISTA, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2152, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 7, 1929.

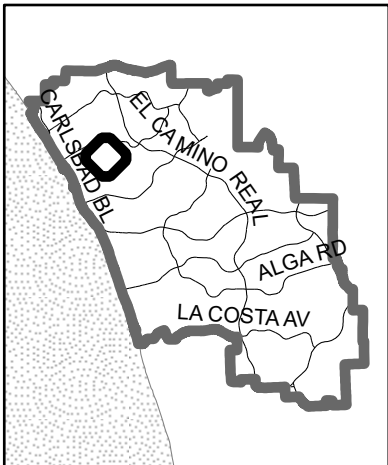
If you have any objections to the granting of this Nonconforming Construction Permit or wish to have an administrative hearing to discuss the requested Nonconforming Construction Permit, please notify the Planning Division, 1635 Faraday Avenue, Carlsbad, California 92008, in writing within 10 calendar days of the date of this notice. If you have any questions, please contact Lauren Yzaguirre in the Planning Division at (442) 339-2634 or by email at [lauren.yzaguirre@carlsbadca.gov](mailto:lauren.yzaguirre@carlsbadca.gov).

CASE NO.: **NCP 2022-0002 (DEV2022-0056)**

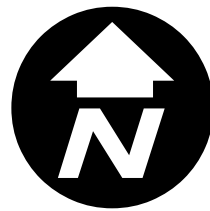
CASE NAME: **DE FREITAS RESIDENCE**

DATE: **October 3, 2022**

CITY OF CARLSBAD  
PLANNING DIVISION



**SITE MAP**



**NOT TO SCALE**

# De Freitas Residence NCP 2022-0002 (DEV2022-0056)