



NOTICE OF REQUEST FOR A NONCONFORMING CONSTRUCTION PERMIT

Notice is hereby given that a Nonconforming Construction Permit (NCP) has been applied for to demolish a 335-square-foot attached one-car garage and construct a 668-square-foot addition, with a 355-square-foot-deck and 275-square-foot attached one-car garage to an existing 1,200-square-foot single-family residence. The property is currently developed with a single-family residence consistent with the requirements of the R-1 zone, except the nonconforming number of enclosed parking spaces. The Village and Barrio Master Plan requires single family dwellings to have two parking spaces enclosed within a garage, however the existing property currently has a one-car garage. The project proposed to demolish the nonconforming one-car garage and replace it with a new nonconforming one-car garage. Therefore, the existing residence does not meet the parking standards and is subject to Carlsbad Municipal Code (CMC) chapter 21.48, Nonconforming Lots, Structures and Uses. CMC section 21.48.050 allows for the voluntary demolition and replacement of a nonconforming structures with the approval of a nonconforming construction permit. The property will provide a 170-square-foot parking space in an area consistent with CMC Section 21.44.060(4) therefore complying with CMC section 21.48.050(A)(3). The project is on a property generally located 3535 Madison Street, Carlsbad, California, and more particularly described as:

LOTS 19 AND 20 IN FRACTIONAL BLOCK "B" OF THE TOWNSITE OF CARLSBAD, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 775, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 15, 1894. ALSO THE NORTHEASTERLY ONE-HALF OF THE VACATED ALLEY ADJOINING SAID LOT.

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.

CASE NO.: **NCP 2023-0001 (DEV2023-0052)**

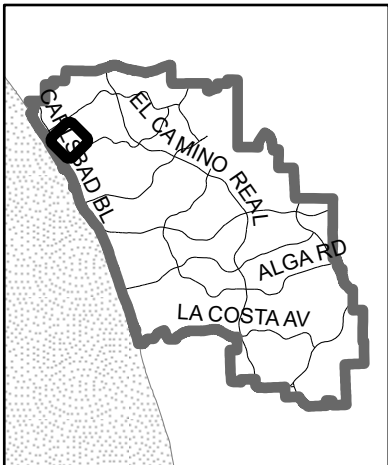
CASE NAME: **KING HOL RESIDENCE**

DATE: **May 24, 2023**

CITY OF CARLSBAD
PLANNING DIVISION

Community Development Department
Planning Division

1635 Faraday Avenue | Carlsbad, CA 92008 | 442-339-2600



SITE MAP



NOT TO SCALE

KING HOL RESIDENCE

NCP 2023-0001 (DEV2023-0052)