

# **1804 & 1816 RIAL LN**

**ZAD REQUEST IN CONJUNCTION WITH A NEW SFD**

BEL AIR BEVERLY CREST NEIGHBORHOOD COUNCIL

MAY 10, 2022

PRESENTED BY CREST REAL ESTATE

1804 RIAL & 1816 RIAL



# LOCATION

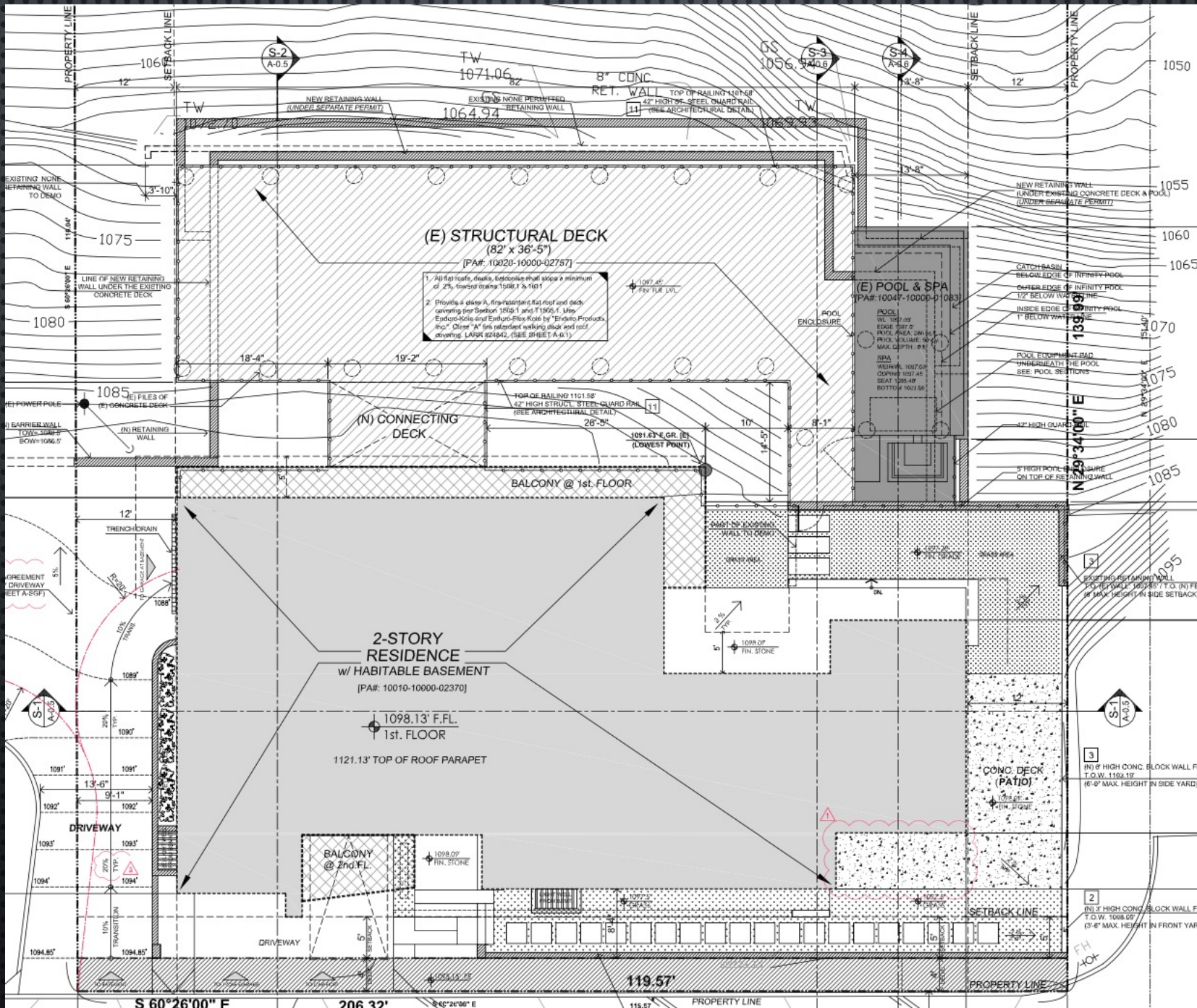


# REQUEST

**Zoning Administrator's Determination** seeking relief from LAMC Section 12.21.C.10(i)(3). The project is requesting relief from the requirement that any new construction of, or addition to, a One-Family Dwelling on a Lot must have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area.

# PROJECT INFO

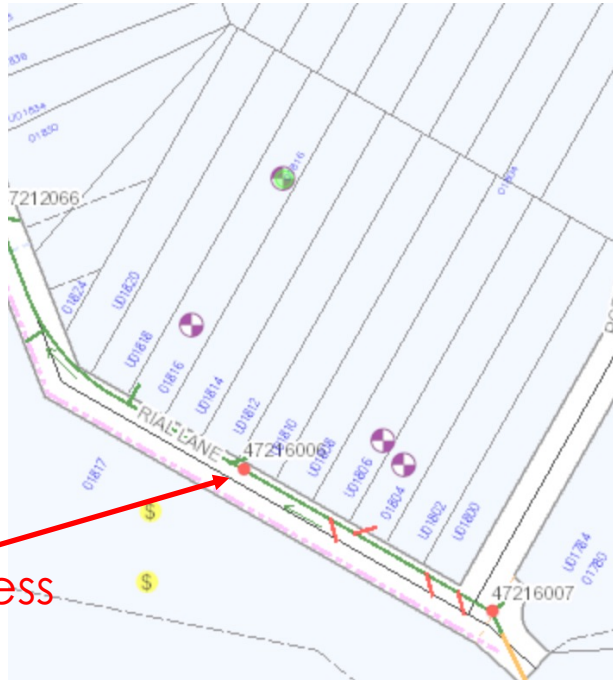
	1804 RIAL LN	1816 RIAL LN
<b>ZONING INFORMATION:</b>	RE20-1-H-HCR	RE20-1-H-HCR
<b>ALLOWABLE RFA PER SLOPE BAND ANALYSIS:</b>	5871.19 SQ FT	5,787.6 SQ FT
<b>PROPOSED SQUARE FOOTAGE:</b>	5,756 SQ FT	5,757 SQ FT
<b>PROPOSED FLOORS:</b>	2 + BASEMENT	2 + BASEMENT
<b>PARKING:</b>	5 COVERED SPACES	6 COVERED SPACES
<b>LOCATION:</b>	BEL AIR-BEVERLY CREST	
<b>SETBACKS:</b>	5' FRONT – 12' SIDE – 25'REAR	FRONT – SIDE – REAR
<b>PROPOSED BUILDING HEIGHT:</b>	30 FEET	30 FEET



1804 RIAL  
SITE PLAN



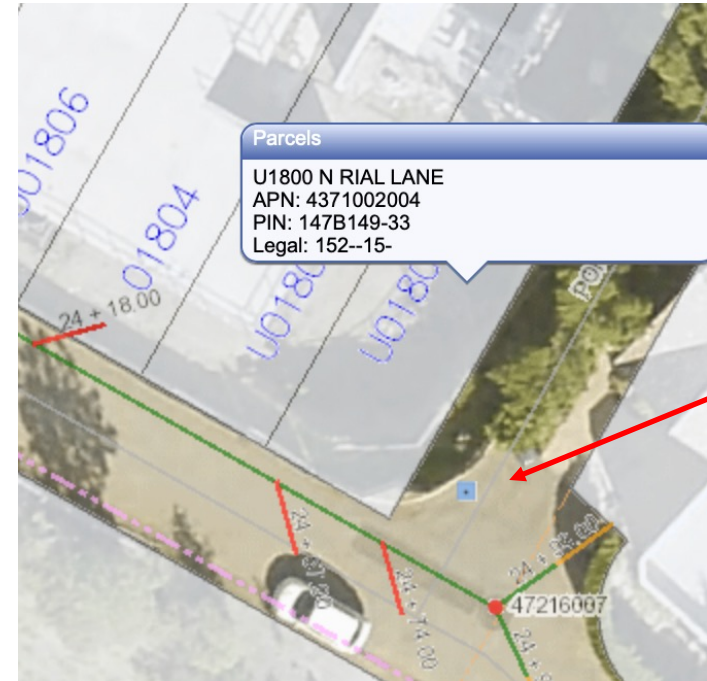
# UTILITY ACCESS



Sewer Access

## SEWER ACCESS

Sewer access and other utility access (electric, gas, telephone) will be provided from existing connection as this home was previously improved with a single family dwelling



Hydrant

## HYDRANT ACCESS

A hydrant is currently located within the public right-of-way of this development.



**THANK  
YOU!**