

CASE # ZA-2024-5111-ADJ

NEIGHBORHOOD COUNCIL MEETING: FEBRUARY 11, 2025

ZONING ADMINISTRATOR'S ADJUSTMENT

110 MAPLETON DRIVE, 90024



110 MAPLETON DR // PROPOSED PROJECT

WHITESTONE



L.A.M.C Section 12.21-C,10(a) Project is requesting a Zoning Administrator's Adjustment to permit a reduced front yard setback of 6'-1" in lieu of the required front yard setback (25').

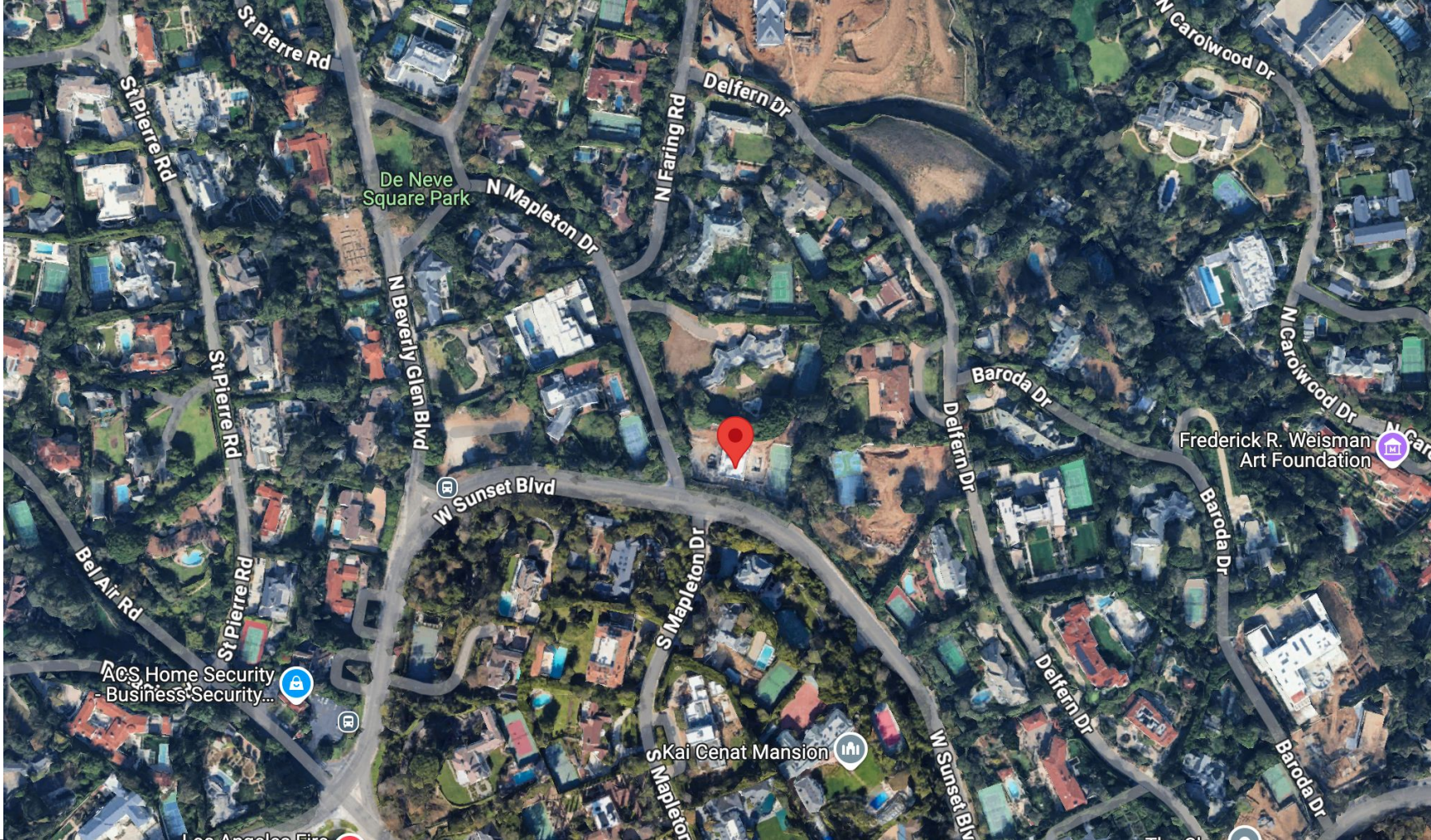
L.A.M.C Section 12.21-C,5(b) Project is requesting a Zoning Administrator's Adjustment to permit the construction of a new accessory building (guardhouse) on the front half of a lot.

L.A.M.C Section 12.21-C,1(g) Project is requesting a Zoning Administrators Adjustment (Fence) to allow for the continued use and maintenance of an over in height fence and gate with a maximum height of 9'-0" located in the required Front Yard Setback in lieu of the 3'-6" otherwise allowed.

# LEGAL DESCRIPTION

SITE ADDRESS	110 N Mapleton Dr. / 10281 W Sunset Blvd.
ZIP CODE	90077
PIN NUMBER	141B157 162
LOT/PARCEL AREA (CALCULATED)	42,201.1 (sq ft)
THOMAS BROTHERS GRID	PAGE 592 - GRID C7
ASSESSOR PARCEL NO. (APN)	4358004014
TRACT	P M 3976
MAP REFERENCE	BK 98-90/91
BLOCK	None
LOT	B
ARB (LOT CUT REFERENCE)	None
MAP SHEET	141B153/141B157





110 MAPLETON DR // VICINITY MAP

WHITESTONE



110 MAPLETON DR // EXISTING SITE

WHITESTONE



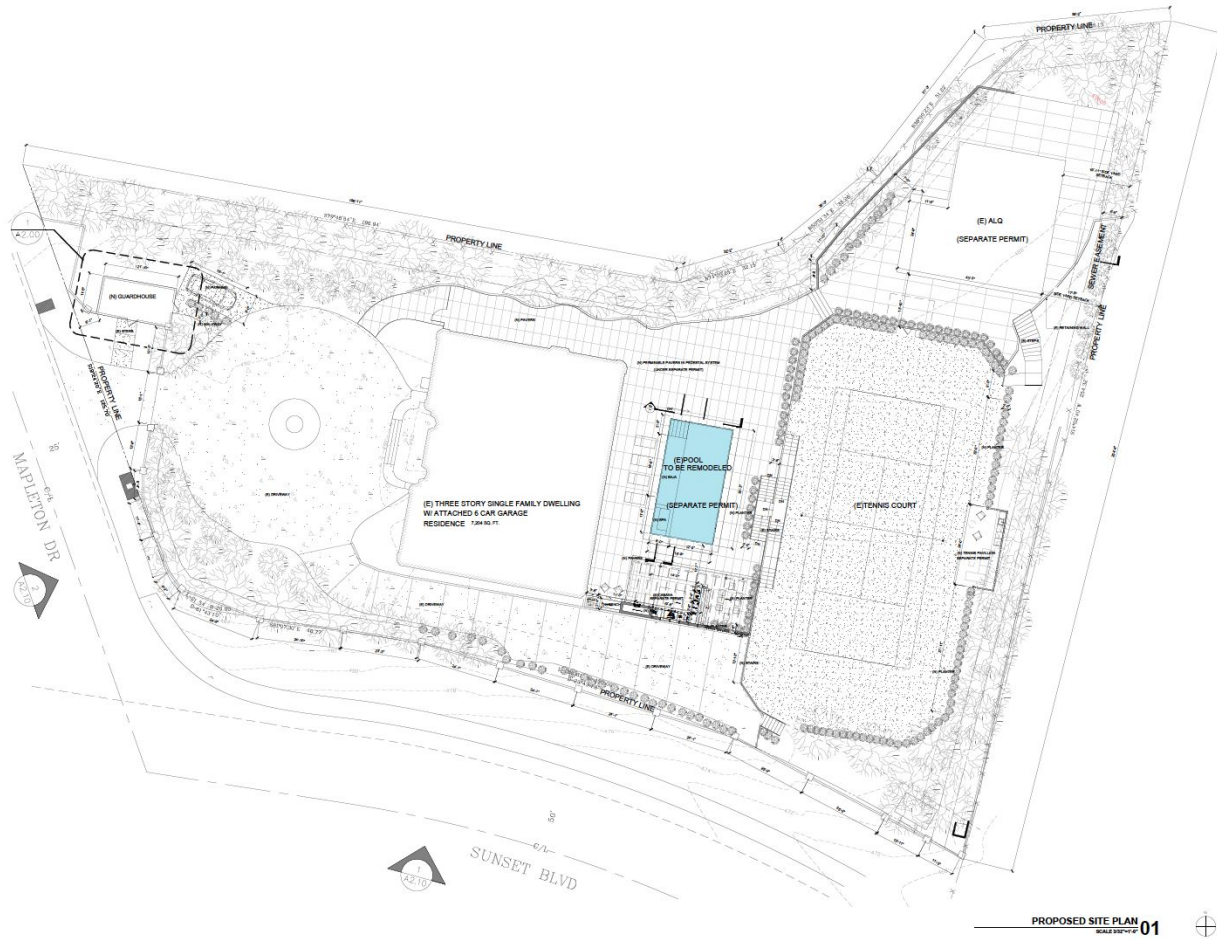




110 MAPLETON DR // EXISTING SITE

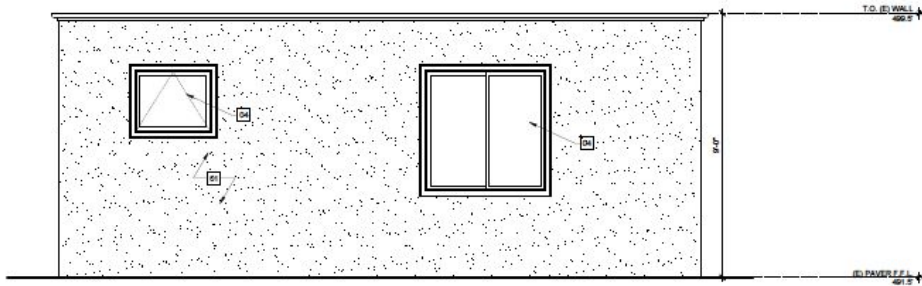
WHITESTONE

Address	Case #	Description
7875 W GRANITO DR	<a href="#">ZA-2021-4285-ZAA</a>	9' OVER-IN-HEIGHT FENCE IN THE REQUIRED FRONTYARD SETBACK IN LIEU OF 3.5' PER LAMC ALONG WITH AN ACCESSORY GUARDHOUSE WITHIN THE FRONT 55' OF FRONT LOT LINE
9500 Cherokee Ln	<a href="#">ZA-2019-3607-ZAA</a>	Approval of 41 sf accessory dwelling in front yard setback
1432 Devlin Drive	<a href="#">ZA-2019-151-ZAA</a>	LEGALIZATION OF EXISTING GAZEBO WITHIN THE FRONT YARD SETBACK - Zoning Administrator's Adjustment to permit an accessory building, a gazebo, to be located within the required front yard with a reduced front yard setback
111 N MAPLETON DR	ZA-2005-4816-ZAD	a Zoning Administrator's determination to permit the construction, use and maintenance of an over-in-height wall of 8 feet within the front yard setback of a single-family residence
250 N DELFERN DR	ZA-2017-1140-ZAA	a Zoning Administrator's Adjustment to allow the construction, use, and maintenance of (i) a 12-foot in height hedge containing a hidden chain-link security fence, (ii) a 12-foot in height, opaque steel and wood vehicular access gate, (iii) two 9-foot in height opaque steel and wood pedestrian gates, and (iv) two 12-foot in height pilasters; all in lieu of the maximum height of 3 feet 6 inches
12 N BEVERLY GLEN BLVD	ZA-2008-3415-ZAA-ZAD	to permit the construction, use and maintenance of an over-in-height wall to exceed the permitted 42-inch height limit within the front yard setback of a proposed single-family dwelling,
133 S MAPLETON DR	ZA-2002-3386-ZAA	permit the construction, use and maintenance of walls, fences and gates 8 feet in height with lights up to 12 feet in height within the required front yard setback of property developed with a single-family dwelling
312 N FARING ROAD	ZA-2003-9109-ZAD	to permit the continued use and maintenance of over-in-height fence, hedges and gates, located within the front yard setback of a single-family residence, to exceed the height of 3 feet 6 inches other wise permitted by the Municipal Code,
271 Mapleton Drive	ZA 2000-1122(ZAD)	Zoning Administrators Approval of the continued use and maintenance of an existing 8-foot height fence, wall, and gate within the required front and side yards of an existing, single-family dwelling in lieu of the permitted 3 1/2-foot high fences within the front yard and 6-foot high fences in the side yard setbacks

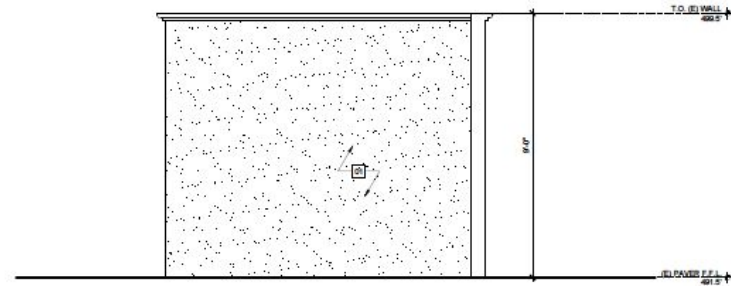


PROPOSED SITE PLAN  
SCALE 1/4" = 1'-0"

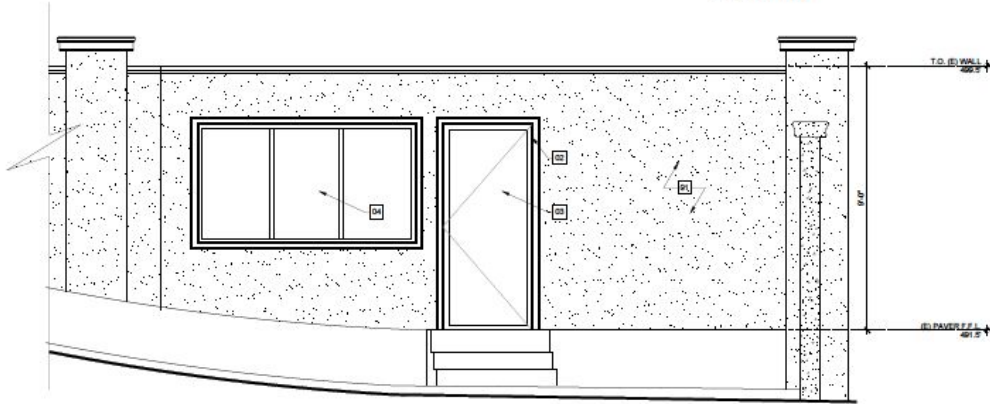




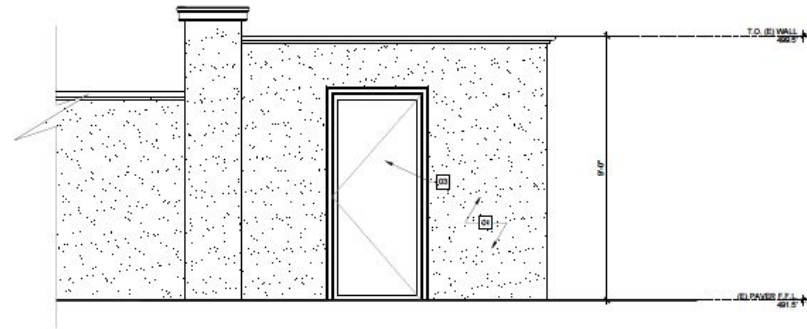
**GUARDHOUSE WEST ELEVATION**  
SCALE 1/2"=1'-0" **06**



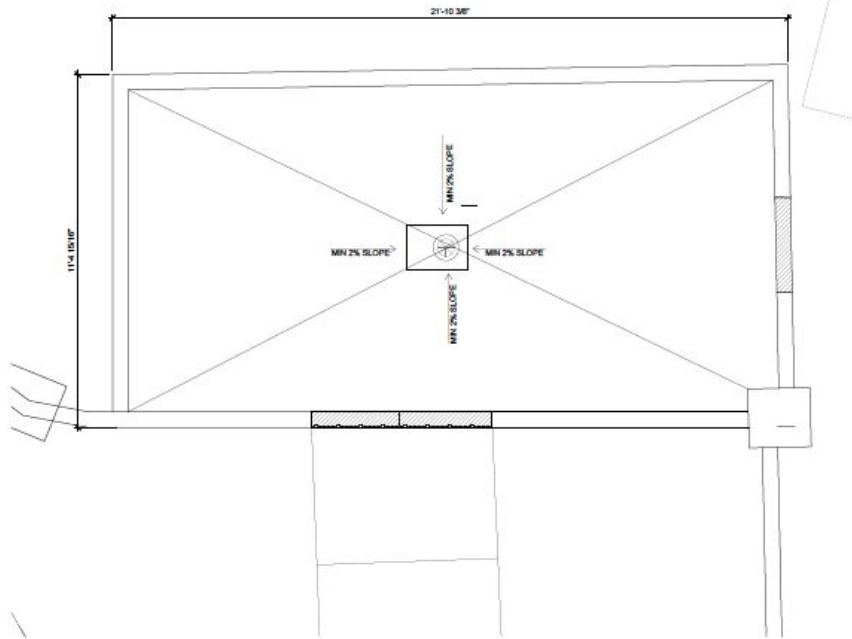
**GUARDHOUSE NORTH ELEVATION**  
SCALE 1/2"=1'-0" **05**



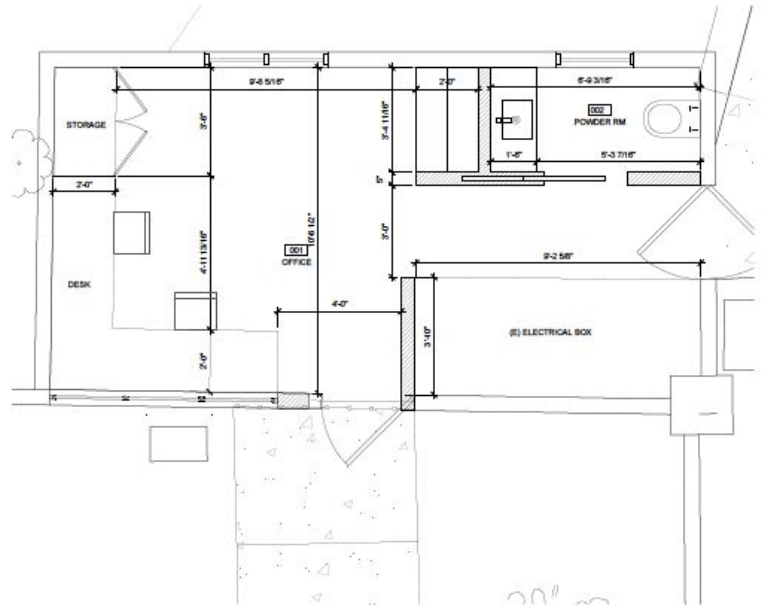
**GUARDHOUSE EAST ELEVATION**  
SCALE 1/2"=1'-0" **04**



**GUARDHOUSE SOUTH ELEVATION**  
SCALE 1/2"=1'-0" **03**

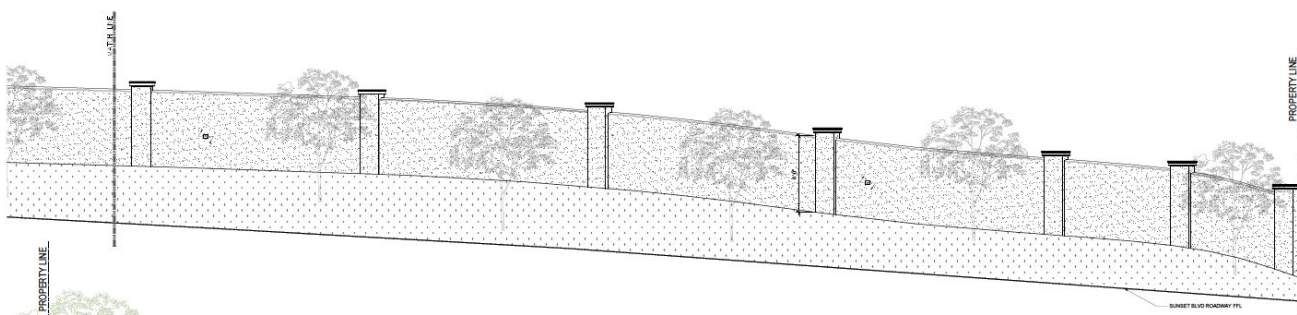
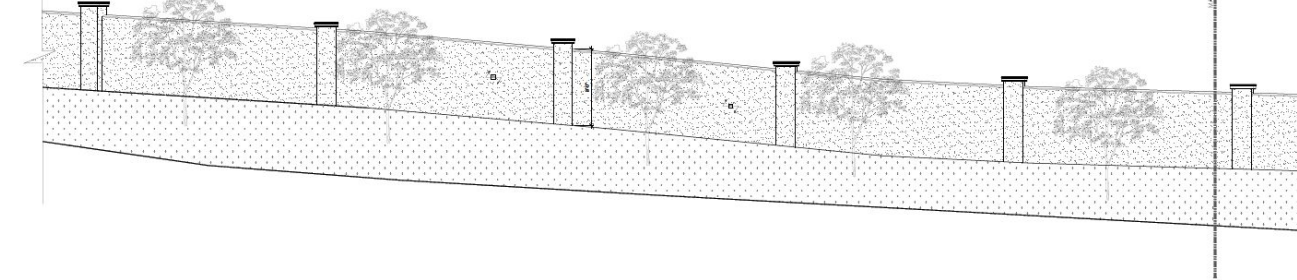


**GUARDHOUSE ROOFPLAN 02**  
SCALE 1/2"=1'-0"

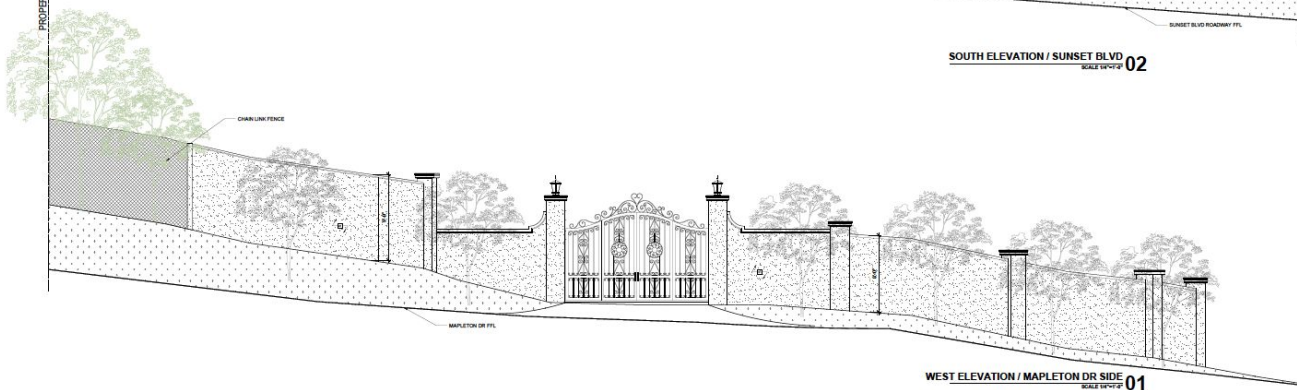


**GUARDHOUSE FLOOR PLAN 01**  
SCALE 1/2"=1'-0"





**SOUTH ELEVATION / SUNSET BLVD**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION / MAPLETON DR SIDE**  
SCALE: 1/8" = 1'-0"