PROJECT TITLE

TLA
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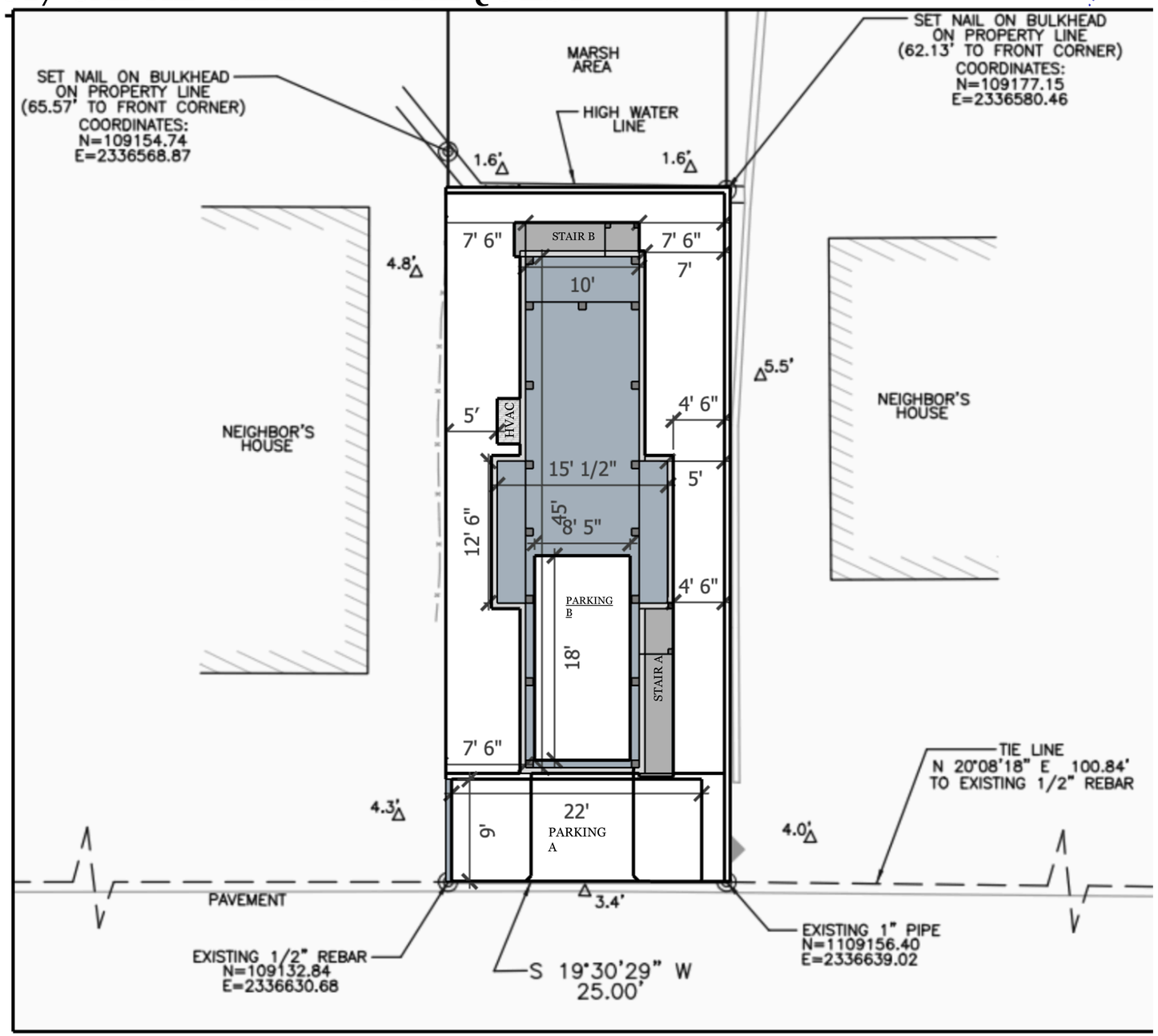
May 7, 2026

817 CANAL VARIENCE REQUEST



VARIENCE A

ENTRY STAIRS WILL INTRUDE 3' INTO THE SETBACK. T'HIS IS REQUIRED TO ALLOW PARKING ACCESS UNDER THE STRUCTURE. WITHOUT PARKING ACCESS HOUSE FOOTPRINT WOULD NEED TO BE DECREASED BY 19%. STAIRCASE WILL BE CONSTRUCTED OF MINIMUM 2X LUMBER AND CLAD IN NON-COMBUSTABLE MATERIAL.

VARIENCE B

PARKING SPACE UNDER THE HOUSE WILL BE 8'5" INSTEAD OF THE REQUIRED 9'. THIS IS THE MAXIMUM SPACE POSSIBLE WITHOUT THE PILINGS INTRUDING INTO THE SETBACK.

VARIENCE C

THE CANTILEVER SECTION WILL BE 12'6" INSTEAD OF THE ALLOWED 25% (WHICH IS 12'). THIS INCREASE TO 26% OF THE SIDEWALL IS REQUIRED TO FIT A STAIRCASE IN THIS SECTION OF THE HOME AND STILL MEET MODERN BUILDING CODE.

REVISIONS

	MM/DD/YY	REMARKS
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