



Jeff Winklepleck, Hearing Officer

## Zoning Administrator Hearing

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### REGULAR AGENDA

1. **Application No. 1203-10**  
(Lynette Ferenczy,  
Project Planner)
- 6800 E. Bay Shore Walk  
and 50 & 52 68<sup>th</sup> Place  
(District 3)**

Convert and enlarge an existing two-story, three-unit apartment building to a single-family home, demolishing more than 50 percent of the exterior walls during the remodel and adding a 2,719-square-foot third floor for a total living area of 8,469 square feet with the following Standards Variance requests: 1) A garage area of 1,189 square feet (instead of not more than 700 square feet); 2) A garage setback of 6 feet from Ocean Boulevard and 4 feet 10 inches from 68<sup>th</sup> Place (instead of not less than 20 feet); 3) An accessory structure area of 560 square feet (instead of not more than 285 square feet); 4) A request for three curb cuts (instead of not more than one curb cut); and 5) A 2-inch street side yard setback for living area off 68<sup>th</sup> Place (instead of not less than 3 feet).

**Suggested Action: Approve, subject to conditions**

The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the Development Services Department, 48 hours prior to the meeting, at (562) 570-6194 or (562) 570-5794 (telecommunications device for the deaf). The Development Services Department email at [LBDS@longbeach.gov](mailto:LBDS@longbeach.gov) is available for correspondence purposes.