



OPEN MEETING

**REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL
ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE**

**Thursday, November 21, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road**

NOTICE AND AGENDA

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report for October 17, 2019
5. Committee Chair Remarks
6. Member Comments - (Items Not on the Agenda)
7. Division Manager Update

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Items for Discussion and Consideration:

8. 2159 - D (Valencia, FG04): Request to Install Access Ramp at Entry

Reports:

9. Status of Mutual Consents

Items for Future Agendas

None.

Concluding Business:

10. Committee Member Comments
11. Date of Next Meeting – December 19, 2019
12. Adjournment

Carl Randazzo, Co-Chair
Brett Crane, Staff Officer
Alisa Rocha, Coordinator: 949-268-2301



OPEN MEETING

REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL ARCHITECTURAL CONTROL AND STANDARDS COMMITTEE

Thursday, October 17, 2019 – 9:30 a.m.
Laguna Woods Village Community Center Elm Room
24351 El Toro Road, Laguna Woods, CA 92637

REPORT

COMMITTEE MEMBERS PRESENT: Co-Chair Carl Randazzo, Reza Bastani, Elsie Addington

DIRECTORS PRESENT: Andre Torng

COMMITTEE MEMBERS ABSENT: Chair Brian Gilmore

ADVISORS PRESENT: Mike Mehrair, Walt Ridley

STAFF PRESENT: Brett Crane, Gavin Fogg, Alisa Rocha

1. Call to Order

Co-Chair Randazzo called the meeting to order at 9:34

2. Acknowledgement of Media

Not present

3. Approval of the Agenda

Director Addington moved to accept the agenda. Director Bastani seconded. The committee had no objection.

4. Approval of the Report for September 19, 2019

Director Bastani moved to accept the report. Director Addington seconded. The committee had no objection.

5. Committee Chair Remarks

Co-Chair Randazzo stated he does not have the need for the agenda packets to be in a binder. Committee was in agreement.

6. Member Comments

Anthony Anton of 769-A expressed a few concerns regarding the location of the garden window and the water heater for 769-B. Staff addressed his

concerns by showing him the exact location on the plans. No other concerns were expressed.

Director Torng questioned if the paint program is running through an area where construction is occurring, is the building painted? Mr. Crane will look into that question and get back to the committee.

7. Division Manager Update

Mr. Brett Crane welcomed the new members and thanked the existing members for returning. He also mentioned we have reduced the amount of our variances within the past year and the goal is to do eliminate them completely.

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

None.

Items for Discussion and Consideration:

8. 769-B (La Corona, 3B) Extend Dining Room into Front Patio

Director Bastani made a motion to accept Staff's recommendation and approve this request. Director Addington seconded. The committee was in unanimous support.

Staff will look into a minor issue the committee had regarding the roofline.

Reports:

9. Status of Mutual Consents

Mr. Fogg went over this report with the committee.

Director Torng stated he is having a hard time interpreting the report and it may be useful to have the cumulative count on the Mutual Consent Report. He expressed his concern for the many alterations. Co-Chair Randazzo commented cumulative reporting would not make much of a difference because it is up to the member to close the mutual consent. He would like to see a column in the report stating number of outstanding/in-progress mutuals on the report. Tweaking the report was suggested.

Items for Future Agendas

None.

Concluding Business:

10. Committee Member Comments

Advisor Mehrair stated regarding the Mutual Consent Report, it's not the absolute number that is important, but the variation. Co-Chair Randazzo agreed and mentioned a graph would be a better option than a bar chart for the Mutual Consent Report.

Advisor Ridley expressed his concern regarding the SCE shut-down notification and wanted to be sure staff was aware of it in case there is influx of complaints. Mr. Crane responded that that information is not provided to Alterations Division.

Advisor Ridley also wanted to know if the meeting with The City has been scheduled. Mr. Crane responded no for 2 reasons; one, Ernesto Munoz had suggested to The City the idea of having a city employee situated in our office. The cost he was given for this individual was outrageous. Two, The City will not put a government employee in our private sector due to conflict of interest. The City Manager has been and still is on medical leave, the communication between Ernesto Munoz and the City Manager is currently on hold. Co-Chair Randazzo commented if it would be possible to have a staff member situated at The City. Mr. Crane responded he is not certain The City would permit that either.

Director Bastani mentioned a few members have stated they are receiving inaccurate information from the Alteration Division. He suggested if all responses could be in writing. Mr. Crane responded we do not have the staff power to do this, emails to the specific inspector is the best form of communication. Co-Chair Randazzo suggested a form for the member to complete online, if they have online access.

Director Bastani suggested adopting more architectural standards for similar Mutual Consent requests.

Co-Chair Randazzo inquired about the meeting staff was looking into setting up with the contractors. He stated Director Pearlstone is trying to put together a task force to see how we can get more contractors together to come up with drawings we can adopt into standards to obtain a permit. Co-Chair Randazzo has been asked to join that task force. Mr. Crane commented some of our existing standard plans are actual structural drawings that have been approved by an engineer and can be used to submit to the city. Legal has advised United to not have a contractor referral list because of liability issues. Mr. Crane will email Co-Chair Randazzo a few of the existing standard plans.

Advisor Ridley inquired about unit 126-D and the glass patio and Mr. Crane and Mr. Fogg mentioned that issue is still with Compliance.

11.Date of Next Meeting - November 21, 2019

12.Adjournment at 10:41 a.m.

A handwritten signature in black ink, appearing to read 'C. Randazzo', is written over a horizontal line.

Carl Randazzo, Co-Chair
Brett Crane, Staff Officer
Alisa Rocha, Alterations Coordinator 949-268-2301



STAFF REPORT

DATE: November 21, 2019
FOR: Architectural Control and Standards Committee
SUBJECT: Variance Request
Ms. May Lan of 2159-D (Valencia, FG04)
Request to Install Access Ramp at Entry (on Common Area)

RECOMMENDATION

Staff recommends the Board approve the request to install an access ramp at the entry of the unit with the conditions stated in Appendix A.

BACKGROUND

Ms. May Lan of 2159-D Via Mariposa East, a Valencia style unit, requests Board approval of a variance to install an access ramp in common area outside of her unit adjacent to the existing entry way (see Attachment 1 and 2).

There is an existing Mutual Standard #36 for Ramps; however, due to the proposed ramp being located on Common Area, the request requires a Variance to obtain Board approval.

Plans and specifications have been submitted for review (Attachment 1).

DISCUSSION

The proposed ramp will be required to meet existing Mutual Standards (see appendix A) regarding width and length in order to meet the rise of approx. 12 inches needed to get to the top of the steps at the entry of the unit. The maximum slope allowance for the ramp is eight percent.

Mutual Standard 36: Ramps, requires a top landing that is a minimum of sixty inches in length and width to allow for wheelchair maneuverability along with a bottom landing that runs 72 inches in length and be the same width of the ramp (48" minimum).

As part of the ramp installation; a handrail will be installed on one side of the ramp that continues the length of the entire ramp. A 4" tall (maximum) by 4" wide curb will be installed on both sides of the ramp to meet Mutual Standards.

Currently, there are no open Mutual Consents for Unit 2159-D.

A City of Laguna Woods building permit final would verify compliance with all applicable building codes.

A Neighbor Awareness Notice was sent to Units 2157-A, 2157-B, 2157-C, 2157-D, 2158-A, 2159-A, 2159-B, 2159-C, 2161-C, 2161-D, 2184-A, 2184-B, 2184-C, 2184-D, 2184-N, 2184-O, 2184-P, 2184-Q, 2185-A, 2185-B, 2185-C, 2185-N, 2185-O and

2185-P on November 6, 2019, due to sharing common walls, having line of sight, or being potentially affected during construction.

At the time of writing the report, there have been no responses to the Neighbor Awareness Notices.

Staff recommend approval of the request with the conditions stated in Appendix A, based on the proposal meeting existing Mutual Standards. While the location falls on common area, the Mutual may allow exclusive use to common area for a Member to construct the ramp, in order to provide reasonable accommodation for a disability.

Previous requests for ramps to replace steps in entry ways have been approved for 317-D in August 2016 and 360-A in May 2017. In January 2018, a request to add a ramp in addition the existing exterior steps was approved at 2048-A.

All future costs and maintenance associated with the subject alterations are the responsibility of the Mutual member(s) at 2159-D.

Prepared By: Gavin Fogg, Inspections Supervisor

Reviewed By: Brett Crane, Permits, Inspections & Restoration Manager
Alisa Rocha, Alterations Coordinator

ATTACHMENT(S)

Appendix A: Conditions of Approval
Attachment 1: Site Plans
Attachment 2: Variance Request, October 24, 2019
Attachment 3: Photos
Attachment 4: Map

APPENDIX A

CONDITIONS OF APPROVAL

Conditions of Approval:

1. A letter from a licensed medical practitioner explaining the need for the requested ramp.
2. Plans provided for Mutual Consent approval must meet requirements set forth by Mutual Standard 36: Ramps.
3. No improvement shall be installed, constructed, modified or altered at Unit **2159-D**, ("Property") within the United Laguna Woods Mutual ("Mutual") without an approved Mutual Consent for Alterations application for the improvement has been made to, and approved, in writing, by, the Village Management Services, Inc. ("VMS, Inc."), Alterations Division ("Division"), or, in the event of a Variance from the Mutual's Alteration Standards, the Architectural Control and Standards Committee ("ACSC"). In the event written permission is given for the installation, construction, modification or alteration of any improvement(s) upon the Property, the Shareholder s ("Shareholder ") agrees to comply with the Mutual's Governing Documents and any specific terms or conditions imposed, and that the installation, construction, modification or alteration shall be in strict compliance with the terms of the approval.
4. A Variance for Alterations has been granted at **2159-D** for **installing an access ramp at entry of unit**, subject to the attached plans stamped approved and is subject to a final inspection by the Division. Any variations to the approved attached plans are not allowed and could result in a stop work notice and/or severe fines to the Shareholder.
5. All costs for maintenance, repair, renovation, replacement or removal of the improvement, present and future, are the responsibility of the Property's Shareholder at **2159-D** and all future Mutual Shareholders at **2159-D**.
6. Prior to the issuance of a Mutual Consent for Alterations, a complete set of unit specific plans prepared by a licensed architect or structural engineer depicting the proposed improvement must be submitted to the Division office located in the Laguna Woods Village Community Center. The plans must depict any required structural modifications ensuring the structural integrity of the building is maintained upon completion of the proposed improvement.
7. Parking of contractors or other invitees' vehicles is prohibited in covered resident parking, open resident spaces, handicapped spaces or fire lanes. Contractors or

other invitees must park on the street. To the extent possible contractors' or other invitees' vehicles should be limited in number.

8. A City of Laguna Woods permit is required, which may include the requirement to obtain clearance from the South Coast Air Quality Management District (Asbestos Hot Line at (909) 396-2336). Prior to the issuance of a Mutual Consent for Alterations, the appropriate City of Laguna Woods permit number(s) must be submitted to the Division office located in the Laguna Woods Village Community Center. The City permit must be finalized within the prescribed timeframe, and a copy of the final permit must be submitted to the Division within two weeks.
9. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall request a Landscape Department inspection in order to assure all landscape, irrigation, and drainage modifications associated with the improvements are identified and completed by the Landscape Department at the expense of the Shareholder. All gutter drainage shall be directed away from structures, free standing walls, foundations, and pedestrian walkways.
10. Prior to the issuance of a Mutual Consent for Alterations, any altered exterior surface should match the Building color; vinyl fence/gate will be either white or taupe, tubular steel or wrought iron fence/gate will be black or white; the approved colors and materials are identified as "United Laguna Woods Mutual Color Selections" at Resident Services, located at the Community Center first floor.
11. Shareholder hereby consents to and grants to the Mutual and the Division, and their representatives, a right of entry upon the Property at any time to be used to inspect the Property and the improvements thereon and for the Mutual and the Division, and their representatives and contractors to remedy any violation upon the Property, including, but not limited to, removing trash, removing any improvement installed without approval or modifying an improvement to bring the same into compliance with the terms of the approval.
12. Shareholder shall be responsible for all activity by contractors, subcontractors, material suppliers and their employees and agents and any others who perform work on the Property, including any violation of the Mutual's Governing Documents, including, but not limited to, traffic and parking violations, maintenance of a clean job site at all times, damage to Mutual property, and use of Mutual property for storage of equipment or materials without prior approval. Shareholder acknowledges and agrees that all such persons are his/her invitees. Shareholder shall be responsible for informing all his/her invitees of the Mutual's Rules and Regulations. Shareholder shall be liable for any violation of the Mutual's Governing Documents by any invitee, including any fine, assessment or other charge levied in connection therewith.

13. Shareholder is responsible for following the gate clearance process (<http://www.lagunawoodsvillage.com>) in place to admit contractors and other invitees.
14. Shareholder's contractors and other invitees shall travel to and from the job site by the most direct route available and are not authorized to use Mutual recreational facilities or other amenities while they are in the Village for performance of work in connection with the Property.
15. Prior to the Issuance of a Mutual Consent for Alterations, the Shareholder shall post a Conformance Deposit in the amount of \$250 for all improvements exceeding a total of \$500. The Conformance Deposit will be held until both a Final Mutual Consent for Alterations and a Final City Building Permit Issuance if required, to assure no damages to Mutual property occurs during construction, including, but not limited to, internet/TV, landscaping, or exterior walls/roof.
16. The Conformance Deposit shall be held by the Mutual and applied, at the Mutual's sole discretion, to any fine levied against the Shareholder or the Property, to cover and/or recoup any costs whatsoever, including, but not limited to, administrative and legal costs, incurred by the Mutual or VMS, Inc., in connection with the Property, or to any unpaid charges or assessments on the Mutual's account for the Property. For example, the Mutual could apply all or a portion of the Conformance Deposit to cover the following: fines levied against any invitee of Shareholder; fines levied for construction violations; costs incurred by the Mutual in repairing damage to Mutual property caused by Shareholder's contractor or other invitee; costs incurred by the Mutual in curing a violation on the Property; costs incurred in removing or altering an improvement upon the Property; or to an unpaid assessment, special assessment, late charge, interest or collection costs posted to the Mutual's account for the Property. The foregoing list is illustrative only and in no way represents the only situations where the Mutual could apply all or a portion of the Conformance Deposit.
17. If at any time the amount of the Conformance Deposit falls below 3/4ths of the amount originally required to be posted, Shareholder agrees to immediately deposit additional sums with the Mutual in an amount sufficient to return the Conformance Deposit to the originally required level. Until the Conformance Deposit is so replenished, an automatic stop work order shall be in effect.
18. Any remaining Conformance Deposit is refundable if the Shareholder notifies the Division, in writing, that the improvement(s) for which the Conformance Deposit was posted have been completed in accordance with the approval, and the Division agrees with the same. The Mutual will mail the unused portion of the Conformance Deposit, if any, to the Shareholder's address of record with the Mutual. Under no circumstances shall Shareholder be entitled to any interest on

any portion of the Conformance Deposit. If no written request for return of a Conformance Deposit is made by Shareholder within two years from the date when the Conformance Deposit is posted with the Mutual, the Conformance Deposit will be deemed forfeited to the Mutual.

19. All improvements must be installed in accordance with the California State Building Code, and the published Mutual Architectural Alterations Standards, Policies and Guidelines. See <http://www.lagunawoodsvillage.com>. During construction, work hours established by the Mutual and the Noise Ordinance set forth in the City of Laguna Woods Municipal Code must be adhered to at all times.
21. During construction, both the Mutual Consent for Alterations and the City Building Permit must be on display for public view at all times in a location approved by the Division.
22. It is mandatory that no waste or materials associated with the construction be dumped in the Village trash bins; such waste or materials associated with the construction must be disposed of offsite by the contractor.
23. A dumpster is approved for placement at the location identified by Security Staff by calling 949-580-1400. All dumpsters must conform to the Policy for Temporary Containers. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
24. Dumpsters must be ordered from the approved City of Laguna Woods waste hauler and must be maintained at all times.
25. A portable bathroom is approved for placement at the location identified by Security Staff by calling 949-580-1400.
26. The Mutual Consent for Alterations expires six months after the date of approval, unless an application is submitted with fees and approved by the Division for an extension. Only one extension for a maximum of an additional six months may be granted.
27. Violations of the forgoing conditions or the Mutual's Governing Documents (See <http://www.lagunawoodsvillage.com>), including, but not limited to, unpaid assessments, work outside the approved plans, excessive noise, illegal dumping, or working after hours, will result in disciplinary action, which could result in a stop work notice, loss of privileges and/or severe fines to the Shareholder. Such fines left unpaid will result in forfeiture of a portion or all of the Conformance Deposit required above or other legal remedy.
28. Mutual Shareholder shall indemnify, defend and hold harmless United and its officers, directors, committee Shareholders and agents from and against any and

all claims, demands, costs, fines, judgments, settlements and any other costs, expenses, amounts and liabilities arising from Mutual Shareholder's improvements and installation, construction, design and maintenance of same.

PROJECT: **MAY LAN**
2159-D AVENIDA MARIPOSA
LAGUNA WOODS, CA 92637

PROJECT DATA

OCCUPANCY TYPE: R-2/U
CONSTRUCTION TYPE: V-B
CALIFORNIA BUILDING CODE: 2016 EDITION
CALIFORNIA MECHANICAL CODE: 2016 EDITION
CALIFORNIA PLUMBING CODE: 2016 EDITION
CALIFORNIA ELECTRIC CODE: 2016 EDITION
CALIFORNIA ENERGY CODE: 2016 EDITION
CALIFORNIA FIRE CODE: 2016 EDITION

RESIDENT TO BE NON-SPRINKLER
NUMBER OF STORIES: 1
AREA-ACTUAL AND ALLOWABLE: EXISTING TO REMAIN
FIRE SPRINKLERS: NO
FLOOR LEVEL OF PROPOSED PROJECT: MAIN FLOOR
YEAR BUILDING WAS CONSTRUCTION: 1974

MINIMUM 65% MATERIAL THAT IS
REMOVED WILL BE RECYCLED

NOTES

THE IMPLEMENTATION OF THESE PLANS REQUIRE A CONTRACTOR AND / OR
SUBCONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE
BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS
PRODUCT TYPE AND TYPE OF CONSTRUCTION.
WHEN AN AREA IS FOUND TO BE UNRESOLVED OR IN CONTRADICTION, E DESIGN
SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF WORK

SYMBOLS

BUILDING SECTION REFERENCE KEYNOTE REFERENCE
A SECTION NUMBER 3 KEYNOTE NUMBER
1.4 SHEET NUMBER
DETAIL REFERENCE REVISION DELTA
4 DETAIL NUMBER 2 REVISION NUMBER
D1 SHEET NUMBER

SCOPE OF WORK

INSTALL CONCRETE ADA RAMP FRONT OF PROPERTY

ABBREVIATIONS

ABV.	ABOVE	FTG.	FOOTING	PL.	PROPERTY LINE
A/C	AIR CONDITIONER	F.A.U.	PORCED AIR UNIT	R.A.D.	RADIUS
ALT.	ALTERNATE	FR	FRENCH	REF.	REFRIGERATOR
BA.	BATH	GI	GALVANIZED	R/S	RE-SAWN
BM.	BRAIN	GAR	GARAGE	REV.	REVERSE
BLN	BELOW	G.D.O.	GARAGE DOOR OPENER	R.D.G.	RIDGE
BD.	BOARD	G.D.	GARBAGE DISPOSAL	R.	RISER
CAB.	CABINET	GL.	GLASS	R.M.	ROOM
C.SMT.	CASHEMENT	GRD.	GRADE	SECT.	SECTIONAL
CLG.	CEILING	G.F.I.	GROUND FAULT INTERRUPT	SEC.	SECURITY
CLG.	CENTER LINE	G.P.	GYPSUM	S & P	SHELF AND POLE
CLR	CLEAR	HDR	HEADER	SHLV.	SHELVES
CLR	CLEAR	HT.	HEIGHT	SH.	SIMILAR
CONC.	CONCRETE	H.C.	HOLLOW CORE	S.H.	SINGLE HUNG
DET3.	DETAILS	LAM.	LANINATED	SL.	SLIDING
D/A	DIAETER	L.A.M.	LAUNDRY	S.C.	SOLID CORE
DN.	DOWNSPUT	LAV.	LAVATORY	SO.	SQUARE
DR.	DOOR	MAST.	MASTER	TEMP.	TEMPERED
D.G.	DOUBLE GLAZED	M.	MEDICINE CABINET	T.	TREAD
DS.	DOWNSPUT	M.L.	METAL	T.P.	TYPICAL
EA.	EACH	M.N.	MINIMUM	UNO.	UNLESS NOTED OTHERWISE
ELEV.	ELEVATION	NTS.	NOT TO SCALE	V.	VALLEY
EQ.	EQUAL	O.C.	ON CENTER	V.P.	VAPOR PROOF
EXH.	EXHAUST	OPNG.	OPENING	VOL.	VOLUME
EXT.	EXTERIOR	O.P.T.	OPTION	W.C.	WALK IN CLOSET
FIN.	FINISH	O/	OVER	WH.	WATER HEATER
F.F.	FINISH FLOOR	FR.	PAIR	WP.	WEATHER PROOF
F.G.	FIXED GLASS	PAN.	PANTRY	W.D.	WITH
F.L.	FLOOR JOIST	PLT.	PLATE	W.	WOOD
F.M.C.	FLOOR MATERIAL CHANGE	PLYWD.	PLYWOOD	WO.	WROUGHT IRON
FLOOR	FLOORESCENT	PDR	POUNDER	WL.	

CONSULTANTS

DESIGNER

EDGAR ESPARZA

SHEET	INDEX
CO	COVER
A1	PROPOSE ADA RAMP
D1	CALgreen SHEETS

VICINITY MAP



2159-D AVENIDA MARIPOSA
LAGUNA WOODS, CA 92637
(CONSTRUCTION SITE)

CITY NOTES

INSPECTIONS ARE REQUIRED WITHIN EVERY 180 DAYS OR ACTIVE
PERMIT WILL EXPIRE.

ALL ACTIVE PLAN CHECK WILL EXPIRE IF PERMIT IS NOT PULLED
WITHIN ONE YEAR OF PLAN APPROVAL FROM BUILDING AND
SAFETY UNLESS AN EXTENSION IS SUBMITTED TO THE CITY AND
APPROVED BY THE CITY BUILDING AND SAFETY DEPARTMENT.
ASBESTOS. IN ACCORDANCE WITH CCR, TITLE 8, 1529(d) (2)(A),
EACH EMPLOYER WHO WAS A WORKPLACE OR WORK OPERATION
COVERED BY CCR, TITLE 8, 1529 IS REQUIRED TO HAVE AN
EXPOSURE ASSESSMENT CONDUCTED BY A COMPETENT INDIVIDUAL
WHERE REQUIRED BY THE CITY OF LAGUNA WOODS. PROVIDE A
COPY OF THE EXPOSURE ASSESSMENT PRIOR TO PERMIT ISSUANCE
AND IF ASBESTOS WORK IS REQUIRED, A COPY OF THE SCQAMD
NOTIFICATION RELATED TO THE ASBESTOS WORK.


design
EDGAR ESPARZA

PLOT DATE: 10/24/2019

SIGNATURE:

MAY LAN
2159-D AVENIDA MARIPOSA
LAGUNA WOODS, CA 92637

CO

SIGNATURE: 

LA

7



Laguna Woods Village.

MANOR # 2159 #D☐ ULWM☐ TLHM

Variance Request Form

SA _____

Model: <u>Valencia</u>	Plan:	Date: <u>9/25/19</u>
Member Name: <u>May Lam</u>	Signature: <u>[Signature]</u>	
Phone: [REDACTED]	E-mail: [REDACTED]	
Contractor Name/Co: <u>Fred Home Improvement</u>	[REDACTED]	
Owner Mailing Address: (to be used for official correspondence)		

Description of Proposed Variance Request ONLY:

Adding wheelchair accessible Ramp next to the steps.

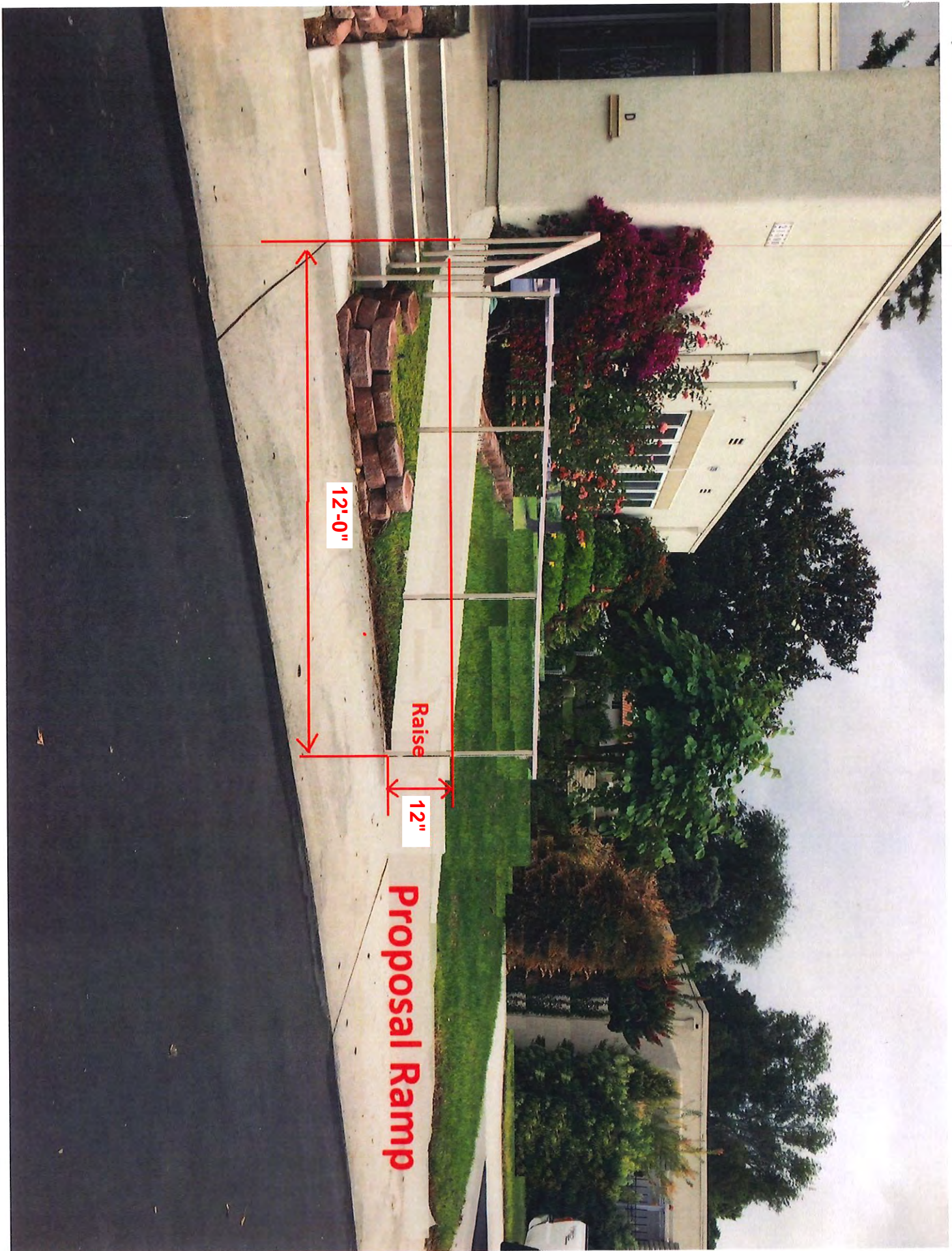
Dimensions of Proposed Variance Alterations ONLY:

191918

FOR OFFICE USE ONLY

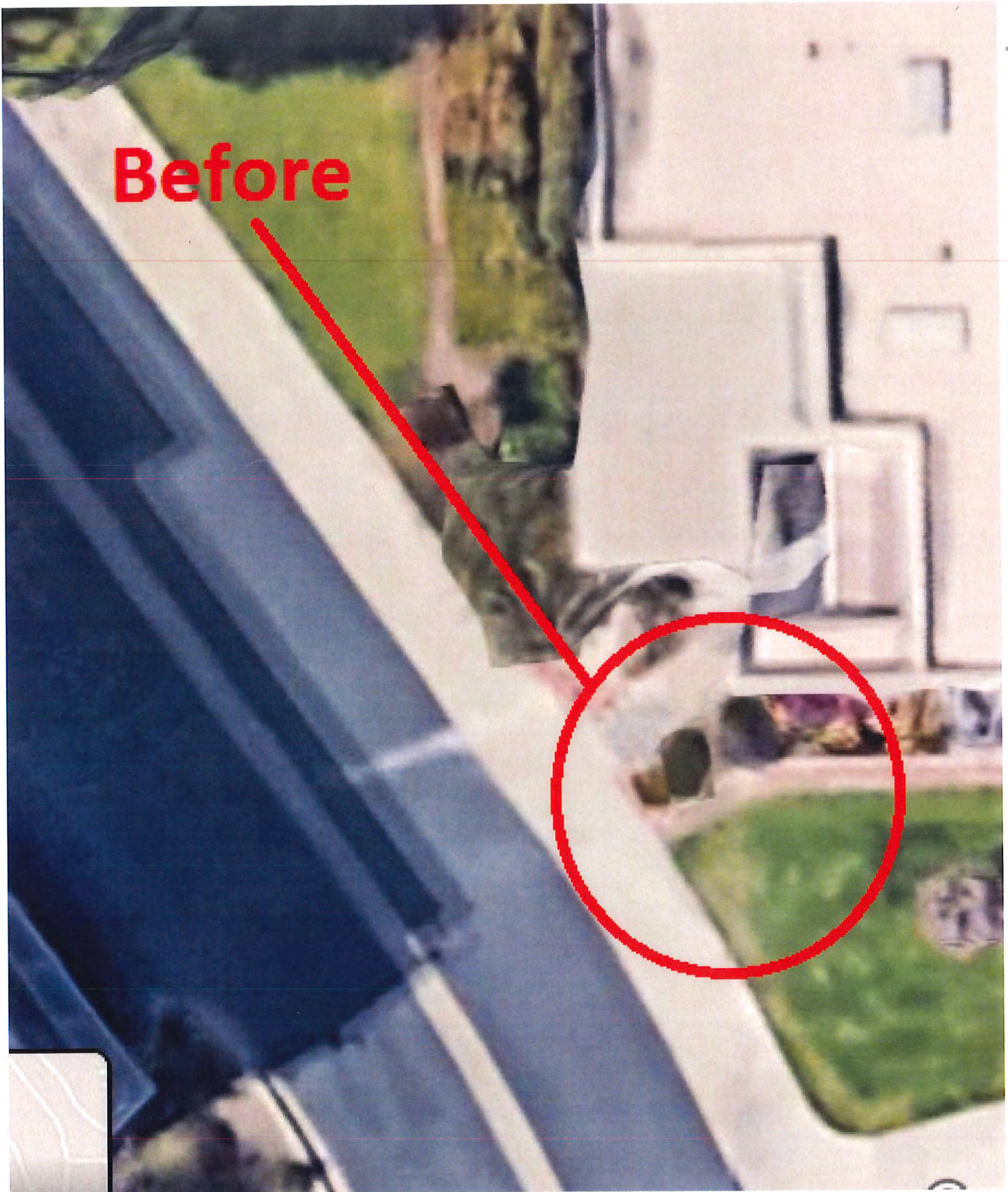
 RECEIVED BY: [Signature] DATE RECEIVED: 9/25 Check# 1022 BY: Fred HOME IMPROVEMENT

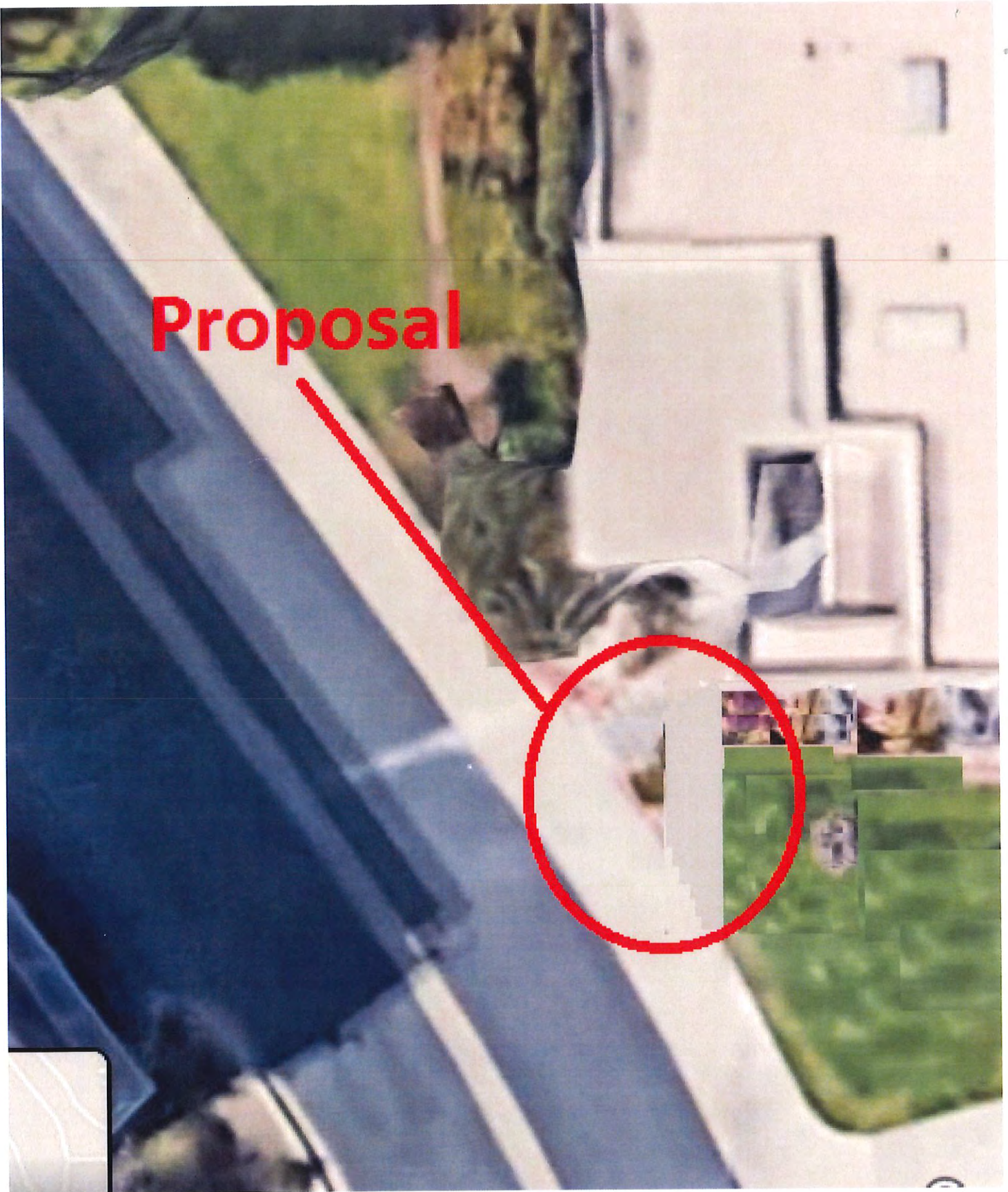
Alteration Variance Request Check Items Received: <input type="checkbox"/> Drawing of Existing Floor Plan <input type="checkbox"/> Drawing of Proposed Variance <input type="checkbox"/> Dimensions of Proposed Variance <input type="checkbox"/> Before and After Pictures <input type="checkbox"/> Other: _____	Complete Submittal Cut Off Date: <u>10/11/19</u> Meetings Scheduled: Third AC&S Committee (TACSC): _____ United M&C Committee: <u>11/14/19</u> Board Meeting: <u>12/10/19</u> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Tabled <input type="checkbox"/> Other _____
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Original way







Attachment: 3

Street View



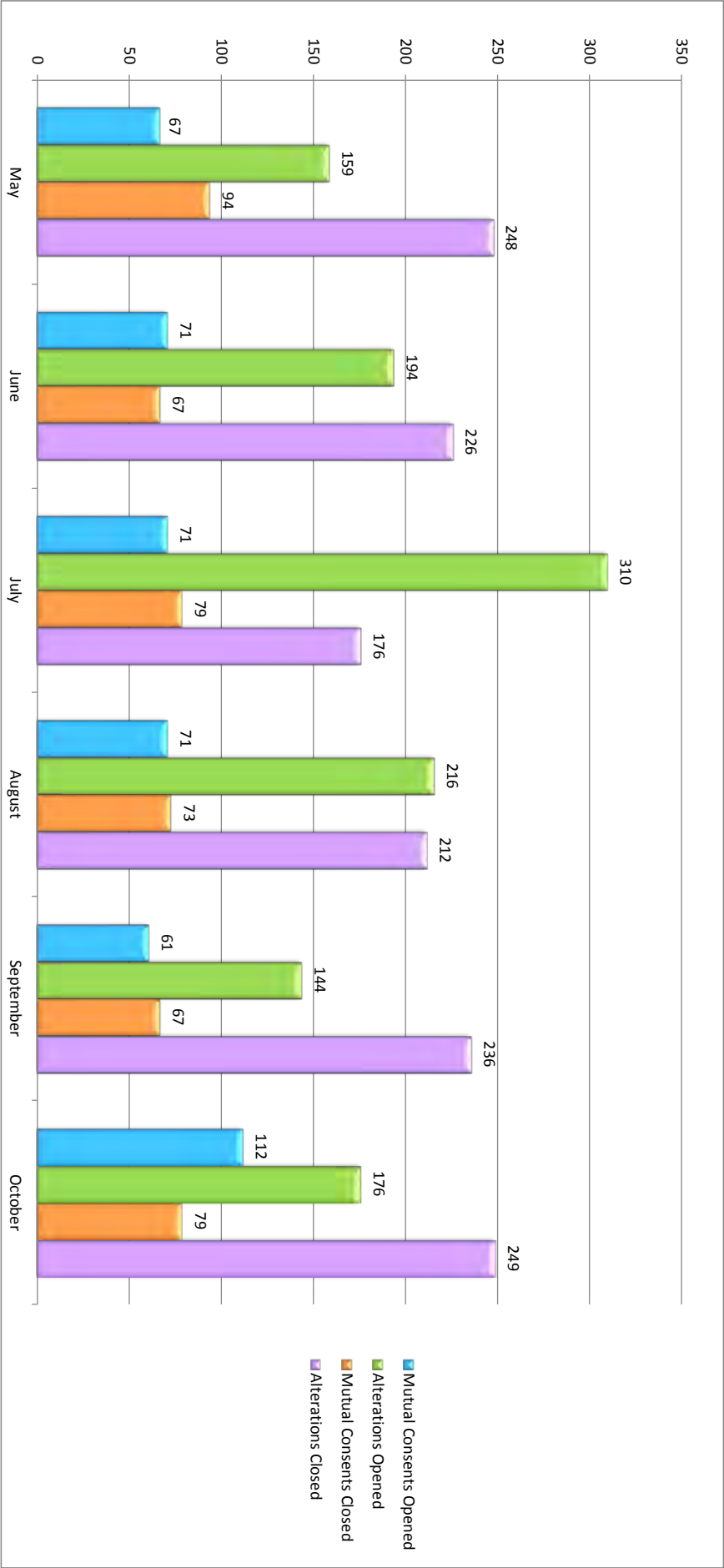
Street View



Attachment: 4



Permits and Alterations Division
Mutual Consents Report
United Mutual



Opened	Mutual Consents Alterations	May	June	July	August	September	October	Total
		67	71	71	71	61	112	453
Closed	Mutual Consents Alterations	May	June	July	August	September	October	Total
		159	194	310	216	144	176	1199
	Mutual Consents Alterations	May	June	July	August	September	October	Total
		94	67	79	73	67	79	459
		May	June	July	August	September	October	Total
		248	226	176	212	236	249	1347

* One Mutual Consent may contain multiple individual Alterations