



City of Capitola

Variance Application Form

Variance Summary

Please explain your Variance request and the development standard(s) which you would like to modify.

We would like to request either relief from section 17.76.020 requiring us to provide 2 parking spaces, or a reduction in the required size of said spaces per 17.76-3 to 7' x 16.5' which represents the maximum size possible for two parking spaces on this lot.

Required Findings

Please provide the reasons you believe the following findings can be made to support your Variance request. Note any special circumstances related to your property, including lot size, dimensions, shape, structure, topography, and/or a historic structure. Attach additional pages as necessary.

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

The subject property is abnormally small compared to other lots in the zone district and the immediate vicinity. As shown on the Assessor's parcel map - the width of the property is smaller than all other properties on the street except for one, and that is the one with which an insufficient driveway is shared.

- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

Other properties in the zone that meet the minimum lot size of 5,000 SF enjoy the privilege of having enough space to meet all development standards. The location of existing structures, not built by the current owners, and the abnormal size of the lot deprive the subject property of such privilege.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

All alternative options to allow for the construction of an additional bedroom - which is necessary to provide housing for the property owners child - have been considered. This request represents the best option with the minimum variance possible to provide such reasonable use enjoyed by others.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.

The proposal will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

The size of the addition being proposed is well within development standards, it is not special.

The reason a variance is being requested is because the small lot size triggers the "10%" increase of section 17.76.020.C.2. This scale of addition would be feasible on many other properties in the zone.

F. The variance will not have adverse impacts on coastal resources.

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