



City of Capitola Variance Application Form

Variance Summary

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

Exception request to exceed the 80% construction cost calculation. The submitted calculations are within the 80% limit, but since we are close to the 80%, we thought it would be prudent to have this variance in place in case anything comes up during construction that was not identified previously.

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.

Given the age of the existing structure, we may encounter additional areas of the home that require work once construction and demolition begin and more of the existing home is opened up. We will be performing more detailed analysis of the structure with a structural engineer once we have secured zoning permission to move forward.

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.

Yes.

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.

Yes. Will allow the new owners the ability to renovate the property to meet their needs as any other property would be allowed to do within City rules.

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.

No.

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.

No. Request seems typical for historical structures where there are more unknowns with existing conditions.

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

No.



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REQUEST TO MODIFY THE DIMENSION STANDARD FOR NEW COVERED PARKING REQUIREMENT.

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.

SUBJECT PROPERTY HAS AN EXISTING HISTORIC SINGLE FAMILY HOME WHICH WE INTEND TO ADD TO AND REMODEL. IN ORDER TO HAVE LESS OF AN IMPACT ON EXISTING FEATURES OF THE HOUSE, WE ARE PROPOSING A SMALL REDUCTION IN THE SIZE OF THE NEW GARAGE.

- 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.

STRICT APPLICATION WOULD HAVE LARGER MASSING/AESTHETIC CONFLICT W/ THE HISTORIC HOME, NAMELY ENCROACHING ON EXISTING WINDOW IN THE SOUTH EAST CORNER OF HOME.

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.

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.

TRUE.

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.

VARIANCES WILL NOT GRANT SPECIAL PRIVILEGES

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

NO IMPACTS TO COASTAL RESOURCES.
