



City of Capitola Variance Application Form

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OCT 3 2023

CITY OF CAPITOLA

Variance Summary

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

WE ARE SEEKING A VARIANCE TO ALLOW FOR THE GARAGE S.F. TO NOT COUNT TOWARDS FAR, BEYOND THE 200 S.F. CREDIT.

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.

THIS LOT NARROW AND SMALLER THAN OTHERS IN THE AREA. THE SHAPE OF THE LOT IS SMALLER IN THE FRONT DUE TO THE WEDGE SHAPE.

- 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 OF THE ZONING CODE WOULD RESULT IN ONE ^{PARKING} SPACE BEING UNCOVERED. THE CODE ALSO PREFERS THE BUILDING MASSING TO BE CLOSER TO THE STREET.

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.

THIS VARIANCE WOULD ALLOW THIS PROPERTY TO HAVE THE SAME PARKING SETUP AS THE NEIGHBORING PROPERTY. 2 ENCLOSED SPACES.

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.

THIS VARIANCE WOULD NOT BE DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE. IN FACT THE VARIANCE WOULD BE SAFER THAN CURRENT CODE, AS THE PARKING SPACES ARE FURTHER FROM THE STREET.

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.

THIS VARIANCE ALLOWS THIS PROPERTY TO HAVE THE SAME OR SIMILAR RIGHTS AS OTHER PROPERTIES IN THE AREA.

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

THIS VARIANCE WOULD NOT HAVE ADVERSE IMPACTS ON COASTAL RESOURCES.



City of Capitola

Minor Modification Application Form

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Minor Modification Summary

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

THE MINOR MODIFICATION REQUEST IS TO ALLOW A DRIVEWAY WIDTH GREATER THAN 40% OF THE LOT WIDTH [FRONTAGE] OR 9'-9". THE DEVELOPMENT STANDARD ALLOWS FOR A DEVIATION OF UP TO TEN PERCENT AS A MINOR MODIFICATION WHICH IS 10'-9". WE ARE PROPOSING 10'-7" TO ALLOW FOR BETTER ACCESS.

Required Findings

Please provide the reasons you believe the following findings can be made to support your Minor Modification 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. The modification will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.

THE LOT IS A SMALLER THAN TYPICAL LOT WITHIN THE MIXED USE ZONE. WITH THE SMALLER FRONTAGE @ 40% — 9'-9" WOULD BE LESS THAN THE REQ'D PARKING REQ'S. PER APPROPRIATE VEHICULAR ACCESS 10'-7" WILL BE ACCEPTABLE.

- B. The modification will not adversely impact neighboring properties or the community at large.

BOTH NEIGHBORING PROPERTIES HAVE WIDER VEHICULAR ACCESS, ACCEPTABLE FOR TWO SIDE BY SIDE PARKING SPACES.

- C. The modification is necessary due to unique characteristics of the subject property, structure, or use.

YES, DUE TO THE NARROW AND SMALLER LOT WIDTH & SIZE.

D. The modification will be consistent with the purpose of the zoning district, the general plan, local coastal program, and any adopted area or neighborhood plan.

YES. MINOR MODIFICATION DEVIATION OF 10%.

E. The modification is consistent with the general plan, local coastal program, and any applicable specific plan or area plan adopted by the city council.

YES.

F. The modification will not establish a precedent.

THE MODIFICATION IS CONSISTENT WITH THE DEVELOPMENT STANDARDS.

G. The modification will not adversely impact coastal resources.

CORRECT.