



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 are requesting a variance allowing us to exceed 80% of the estimated value of the home in the renovation/ addition of the residence at 216 Central Avenue in Capitola. Our current renovation, based on the construction cost breakdown spreadsheet, is 89%.

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 request for 216 Central Ave pertains directly to the variances granted during the relocation, and renovation of the house, in 2001. The circumstances in question relate to the agreement between the current owners and the City of Capitola during the original relocation of the house in 2001. The corner lot in question was created by the split of a long-held family parcel in order to accommodate a house that could not be moved off Depot Hill due to physical constraints. The move was made in good faith agreement with the city to prevent demolition, and preserve a historically contributing home. The restrictions created by the newly created corner parcel demanded that several variances, be granted. While agreement has worked for almost 20 years, it has hobbled renovation plans in that any workable addition will void the original variances that allowed for the preservation of the house.

- 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.

The original owners, and life-long Capitola residents, are asking for a construction valuation variance to be granted. This is necessary to make an addition the one-bedroom structure to accommodate their changing lifestyle and expanding family. They have worked closely with the planning department and a historical preservation consultant to make sure that the home is in alignment with neighboring properties.

- 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.

The denial of the variance creates an undue burden on the live-in owners who want the option to make moderate changes to their property. They simply want to be able to make fair, and reasonable, improvements in relation to what they perceive as the ongoing gentrification, and mansionization, of Depot Hill.

- 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.

We have been especially conscious of any impact on the Depot Hill Neighborhood. Our guidelines in the design process were to establish precedents with adjacent properties and limit visibly heavy massing. By creating multiple site-line studies, and landscape plans we were able to minimize our visual impact and maintain the historic tone of the home.

- 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 granting of the variance is an equitable solution for the owners and the neighborhood. They are only asking for an accommodation based on good faith.

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

The Community Development Department has determined that this project is exempt from further environmental analysis pursuant to CEQA Section 15332.