

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.**

- As illustrated in the attached utility plan, the property has an irregular lot shape and only 23 feet at the the front property line. in that the property is neither square nor rectangle shaped. The lot shape is unusual in comparison to adjacent properties, as illustrated in the attached parcel map. The proposed underground PG&E equipment is located in a "utility easement" described in the attached Title Report, and illustrated on the attached utility plan. Despite the existing "utility easement", PG&E is now insisting upon a separate easement from the adjacent property owner for the new underground equipment. The adjacent property owner will not agree to any new easement.

**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.**

- Unlike the subject property, which has been served through an existing utility easement, other properties in the vicinity have their existing utility equipment on site and do not require an easement from the adjacent property owner due to an unusual lot shape.

**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.**

- Overhead power is the only viable option, given that the home has been built according to the plans that were approved by the City of Capitola. The home has passed all required inspections to date, and cannot be occupied until the PG&E issue is resolved.

**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 new sine line overhead power drop will be at the southeast corner of the home and will not be detrimental to the public health, safety, or welfare.

**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 bulk of the homes all along Capitola ave have an overhead power connection. Other properties in the vicinity are able to accommodate utility equipment on site mainly due to a wider street frontage and do not require an easement from the adjacent property.

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

The subject property is within the mixed use neighborhood zoning and does not have any public access. There will be no impact on coastal resources.