

\$1,876.³⁵



City of Capitola Minor Modification Application Form

Minor Modification Summary

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

We would like to modify 17.76.020(2). as we are Adding a second story addition above existing SFR of approx. 117 to the first floor rear, 193 first floor front & 579 SF second story addition for a total of a 889 SF overall addition.

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.

Only modification is interior garage be 20-0 deep. Existing garage is 19-6" deep. Only thing we are requesting is

modification on the 6" needed to make garage 20-0

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

This modification will not impact the properties or community at large. Parking will remain the same & this will not be a rentable addition which would not require more parking.

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

This is not necessary as this addition is to add a master bedroom to accommodate an extra room for kids to have their own separate room.

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, 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.

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.

This should be consistent as there is a second story addition one street over (2298 42nd Ave) located right behind the house.

F. The modification will not establish a precedent.

Most of the existing garages are already built to the 20-0 depth. This particular residence was built with a 19-6 garage

Existing condition is as is and was pre-built with a garage 6" less than the 20-0 originally.

G. The modification will not adversely impact coastal resources.

The modification should not have any impact on coastal resources or any other property.

Will not require any more water use or sewage. This will not have any effect on the overall with the overall modifications.
