



## City of Capitola Variance Application Form

### Variance Summary

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

Allow a 13-inch 'wedge' shaped encroachment into one side yard setback  
to allow a required 10' x 20 clear area in the proposed garage.

Refer to Variance Request 'Exhibit A' dated 1/7/22

### 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 small irregular polygon lot and the existing house location doesn't  
allow enough space to fit the required garage. Adjacent regular shaped lots  
(with same zoning) have space for the required 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.

Most of the vicinity lots have at least a one car garage (or room for a  
garage)... some have a 2 car garage.

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- 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.

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Most of the vicinity lots have at least a one car garage (or room for a garage)... some have a 2 car garage.

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- 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.

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The encroachment is small... only 2 to 3 SF. It doesn't block light, air or access to adjacent lots. The encroachment is part of a garage with no hazardous uses or activities.

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- 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.

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Most of the vicinity lots have at least a one car garage (or room for a garage)... some have a 2 car garage.

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

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The encroachment is small... only 2 to 3 SF. The impact on area drainage, light, air and use is minimal.

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