



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 asking that we are allowed to exceed the number of signs allowed by the current code.

We are also asking that we are allowed to exceed the maximum allowable signage area.

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.

Our primary reason for requesting these variances, is that AJ's Market is essentially operating as three separate businesses. We have a food mart, gas station and a car wash, each requiring its own signage. We as a gas station operator are required by law to display gas prices on the street which requires signage. As a branded gas station with Chevron we are also required to have their logo on our canopy. Our Food Mart sign, is not slated to change and is an important individual part of our business that requires its own signage. Our car wash is also a separate entity which requires an additional sign.

We also feel that our location functions as a corner location to the highway and signage is an important draw to meeting the needs of our customers not from our area.

- 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.

In reviewing other businesses in the area that are similar to ours, we find that our requests are consistent with the signage that they are allowed to currently have displayed.

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.

As state above, we feel that our business signage requests are consistant with other businesses in the area.

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.

No.

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.

No.

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

No. We are located outside the coastal zone.
