



City of Capitola Variance Application Form

421 RIVERVIEW #22-0216

Variance Summary

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

THIS PROJECT IS A DETACHED 2 CAR GARAGE
THAT REQUIRES A 40'0" FRONT YARD
GARAGE SETBACK.

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.

80% OF EXISTING HOMES IN THIS ZONE
ARE IN FRONT SETBACK. MAJORITY OF
HOMES GARAGE ARE TO FRONT PROPERTY LINE.

- 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.

A PRIVILEGE ENJOYED BY NEIGHBORS,
BAD ZONING, NEEDS REVIEW AND
CONFORMITY WITH NEIGHBORHOOD

6-8-22

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.

THIS VARIANCE CREATES CONFORMITY WITH
NEIGHBORHOOD. STILL OFFERS 5 CAR PARKING

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.

BRINGS PROPERTY INTO CONFORMITY WITH
NEIGHBORS.

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

NONE